

CAPITAL EXPENDITURES COMMITTEE

TOWN OF LEXINGTON



REPORT TO THE 2014 ANNUAL TOWN MEETING (ATM) & 2014 SPECIAL TOWN MEETING, March 24, 2014 (STM)

Released March 17, 2014

Submitted by:
Jill I. Hai, Chair
David G. Kanter, Vice-Chair
Bill Hurley
Wendy Manz
Beth Masterman

**Summary of Warrant-Article Recommendations
is Appendix C at the end of the report**

Table of Contents

Executive Summary	1
The Mission of the Capital Expenditures Committee	2
How to Read This Report	2
Summary of FY2015 Capital-Budget Requests.....	3
Capital Budget	4
Big-Ticket Projects.....	4
The Community Preservation Act (CPA)	6
Enterprise-Fund Projects.....	10
Revolving-Fund Projects.....	11
Small-Ticket Projects	11
Five-Year Capital Plan.....	12
Programs	16
Conservation and Open Space	16
Lexington Community Center & Muzzey Senior Center	17
Fire	18
Police.....	21
Library.....	22
Public Works.....	22
Public Facilities	27
Recreation	30
Schools	31
Information Technology (IT) (Town-wide).....	31
Affordable Housing [Note: This is new to this Committee’s reporting.]	32
Warrant-Article Explanations and Recommendations	37
2014 Special Town Meeting, March 24, 2014.....	37
STM Article 2: Cary Memorial Building Upgrades	37
STM Article 3: Amend Article 5 of November 4, 2013 Special Town Meeting, Renovation to Community Center	38
2014 Annual Town Meeting.....	39
Article 7 (4 th Fund Only): Establish and Continue Departmental Revolving Funds—PEG Access Fund	39
Article 8: Appropriate the FY2015 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories).....	39
(a) 39 Marrett Road—Community Center Renovation—Sidewalk Construction	40
(b) Visitor Center—Design Phase.....	40
(c) Hastings Park Gazebo Renovations	41
(d) Historical Commission Inventory Forms for Listed Buildings.....	41
(e) Battle Green Streetscape Improvements.....	41
(f) Vynebrooke Village Renovations.....	42
(g) LexHAB Set-Aside Funds for Development of Community Housing at the Busa Property.....	42
(h) Lincoln Park Field Improvements (Recreation).....	42
(i) Park and Playground Improvements.....	43
(j) Park Improvements—Athletic Fields.....	43
(k) Park Improvements—Hard Court Resurfacing	43
(l) Parker Meadow Accessible Trail D&E.....	43
(m) CPA Debt Service.....	44

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

(n) Administrative Budget.....	44
Article 9: Appropriate for Recreation Capital Projects	45
Article 10: Appropriate for Municipal Capital Projects and Equipment.....	45
(a) Center Streetscape Improvements and Easements.....	45
(b) DPW Equipment.....	46
(c) Street Improvements and Easements.....	46
(d) Storm Drainage Improvements and NPDES Compliance	47
(e) Hydrant Replacement Program	47
(f) Comprehensive Watershed Storm Water Management Study and Implementation Measures.....	47
(g) Massachusetts Avenue Intersections' Improvements and Easements.....	48
(h) Sidewalk Improvements and Easements	48
(i) Dam Repair.....	48
(j) Town Wide Culvert Replacement.....	49
(k) Town Wide Signalization Improvements.....	49
(l) Traffic Island Renovation	49
(m) Ambulance Replacement.....	50
(n) Heart Monitors.....	50
(o) Replace Town Wide Phone Systems – Phase III.....	50
(p) Network Redundancy and Improvement Plan—Phase II.....	51
Article 11: Appropriate for Water Distribution System Improvements	51
Article 12: Appropriate for Wastewater System Improvements	52
(a) Sanitary Sewer System Investigation and Improvements.....	52
(b) Pump Station Upgrades	52
Article 13: Appropriate for School Capital Projects and Equipment	53
(a) System Wide School Furniture.....	53
(b) School Technology Capital Request	53
(c) School Traffic Mitigation for Safety—Analysis.....	54
(d) School AED Replacement	54
Article 14: Appropriate for Public Facilities Capital Projects.....	54
(a) School Building Envelope and Systems	55
(b) LHS Heating Systems Upgrade—Phases 2 and 3.....	55
(c) Municipal Building Envelope and Systems	55
(d) Extraordinary Repairs/Replacements/Upgrades	56
(e) School Paving Program	57
(f) East Lexington Fire Station Physical Fitness Room.....	57
(g) Public Facilities Bid Documents.....	57
(h) Middle School Science, Performing Arts and General Education Space.....	57
(i) Clarke School Elevator Upgrade.....	58
(j) Clarke School Auditorium Audio Visual System.....	58
(k) Fire Station Headquarters Design.....	59
Article 16: Rescind Prior Borrowing Authorizations	59
Article 17: Establish and Appropriate To and From Specified Stabilization Funds	60
Article 18: Appropriate to Stabilization Fund	60
Article 19: Appropriate from Debt Service Stabilization Fund.....	61
Article 22: Appropriate for Authorized Capital Improvements	61
Article 23: Amendments to the District Agreement of the Minuteman Regional Vocational School District	62
Appendix A: CPA Fund—Project Revenues and Expenditures	A-1
Appendix B: Information on the Town's Current Specific Stabilization Funds.....	B-1
Appendix C: Summary of Warrant-Article Recommendations	C-1

Executive Summary

Beginning last October, the Capital Expenditures Committee (“CEC”) vetted proposals from municipal departments, school administration, and various citizens groups for capital projects to be included in Lexington’s Fiscal Year 2015 (“FY2015”) budget. Of those proposals, the ones in the recommended budget are addressed in this report, along with this Committee’s recommendations. A Summary of Warrant-Article Recommendations is at the end of the report and the individual Warrant-Article Recommendations begin on Page 37. As a result of the detailed review and resulting refinement of capital requests since the initial presentations, *Town Meeting will observe that the CEC most often has joined a consensus among the boards and committees relative to the capital articles being presented to it.*

Our committee would like to draw Town Meeting’s attention to the following items:

Community Center

On December 3, 2013, the Town completed the purchase of the land, now with the address of 39 Marrett Road, from the Masons. The expressed purpose of that acquisition was for use as a Community Center. The prior use of the primary building on that property was as office and training space. The Board of Selectmen (BoS) created the Ad Hoc Community Center Advisory Committee (“AhCCAC”) on April 22, 2013, to identify short-term improvements needed to permit occupancy as soon as possible and for long-term improvements to the property to support additional programs at the new Center. Through an ongoing iterative process, the AhCCAC continues to work with the architects—with inputs from key decision makers, stakeholders throughout the Town, the BoS, and other committees—on what would be a multi-year commitment to expand the facility’s functionality. While a second phase of expansion has been put on hold because of other pressing Capital needs the Town faces, on March 10, 2014, the BoS approved the AhCCAC’s recommendation for a more-robust first-phase build-out with occupancy planned for next March.

The CPA

Use of the CPA in Lexington is now eight years old. The bonds that financed the purchase of Busa Farm, Cotton Farm, and the Leary Land have been paid in full, eliminating a nearly \$2 million annual debt-service burden on the CPF. The absence of that burden this year has expanded the opportunity for new or continuing projects in FY2015. The beginning of the debt service for the land purchase off Marrett Road is among the beneficiaries of that in FY2015.

Big-Ticket Projects

In the foreseeable future, the Town must consider many "big-ticket" projects (i.e., approximately \$1 million or more). The following are only those that will be considered at this STM and ATM. (See the Big-Ticket Items listed in The Projects Agenda on Page 5 for a more comprehensive list including those beyond these Town Meetings.) Except for the first item which has been stated by the BoS as the Town’s highest importance—and with which this Committee agrees—no such ranking is intended by the rest of the order of this listing.

- ◇ Fire Station Central Headquarters—Renovation or Replacement
- ◇ Cary Memorial Building—Upgrades
- ◇ Community Center—Build-out (including the Carriage House)
- ◇ Visitor Center—Expansion & Renovation
- ◇ Community (Affordable) Housing—Development and Acquisition
- ◇ Minuteman Regional High School—Renovation (through annual assessments)
- ◇ Recreation Facilities—A continuing need
- ◇ Roads—Continuing needs
- ◇ Sidewalks—Continuing needs
- ◇ Traffic Mitigation—Continuing needs

Affordable Housing

See the new section on Page 32 that addresses how this topic is addressed in the Town.

The Mission of the Capital Expenditures Committee

From the Code of the Town of Lexington (§29-13):

- A. Each year the Capital Expenditures Committee shall request and receive from the Town boards and departments a list of all capital expenditures that may be required within the ensuing five-year period. The Committee shall consider the relative need, timing and cost of these projects, the adequacy thereof and the effect these expenditures might have on the financial position of the Town.*
- B. The Committee shall prior to each annual meeting for the transaction of business prepare, publish and distribute by making copies available at the office of the Town Clerk and at Cary Memorial Library, and by mailing or otherwise distributing to each town meeting member, a report of its findings, setting forth a list of all such capital expenditures together with the committee's recommendations as to the projects that should be undertaken within the five-year period and the approximate date on which each recommended project should be started. This publication may be combined with and distributed at the same time as the Appropriation Committee Report.*

From the Code of the Town of Lexington (§29-14): *The term capital expenditures shall mean any and all expense of a nonrecurring nature not construed as an ordinary operating expense, the benefit of which will accrue to the Town over an extended period of time.*

From the Code of the Town of Lexington (§29-26): *...the Capital Expenditures Committee shall state whether it endorses each recommendation of the Community Preservation Committee.*

How to Read This Report

Our report is divided into four sections:

- An overview of capital projects in Lexington;
- Presentation of a five-year capital budget;
- Spending history and general capital plan for each department and program; and
- This year's capital articles.

"Town Warrant" refers to the "Town of Lexington Town Warrant for the 2014 Annual Town Meeting", January 27, 2014. "Brown Book" refers to the "Town of Lexington Fiscal Year 2015 Recommended Budget & Financing Plan", March 3, 2014. Where our narrative includes a "See Article ___" (which is to an ATM Article unless "STM" is included), it is referring you to that Article in the last section—"Warrant-Article Explanations and Recommendations". In that section you will find:

We have quoted the Town's or a Town Committee's documentation for each of the Articles on which we are reporting. If we believe that quote has both adequately described the proposed work and satisfactorily made the case for the Town's need, you will not find us paraphrasing or otherwise reiterating either of those matters in this report. However, additional narrative is included if we don't feel that is the case.

Our Committee's recommendations and how we voted are shown only in the boxed header for each Article and, if applicable, in any sub-elements unless there are further comments on our recommendation. If there are such comments, they will be *in italics* at the end of the text below the boxed header.

Our oral report on Town Meeting floor will reiterate our written report and present any new information not available as of this writing. When we report on a capital article on Town Meeting floor during the deliberations, a committee member will provide the committee's recommendation and, if applicable, comments related to that recommendation.

Summary of FY2015 Capital-Budget Requests

Art.	Categories	Requests ¹						CEC Differences
		General Fund		Enterprise	Approp. & Auth. Other ⁵		Total	
		Debt	Cash ²	Funds ³	CPA ⁴			
	Community/Economic Development							
8(d)	Historical Commission Inventory Forms for Listed Buildings				\$35,000		\$35,000	
8(l)	Parker Meadow Accessible Trail Design and Construction				\$34,500		\$34,500	
	Public Safety							
10(m)	Ambulance Replacement	\$185,000	\$65,000				\$250,000	
10(n)	Heart Monitor		\$105,000				\$105,000	
	Culture and Recreation							
8(h)	Lincoln Park Field Improvements		\$231,000	\$189,000	\$200,000		\$620,000	
8(i)	Park and Playground Improvements				\$65,000		\$65,000	
8(j)	Park Improvements - Athletic Fields				\$100,000		\$100,000	
8(k)	Park Improvements- Hard Court Resurfacing				\$85,000		\$85,000	
9	Pine Meadows Equipment			\$51,000			\$51,000	
	Public Facilities Department							
STM 2	Cary Memorial Building Upgrades		\$235,230		\$8,241,350	\$200,820	\$8,677,400	
STM 3	39 Marrett Road Community Center Renovation		\$422,816		\$5,797,184		\$6,220,000	
8(a)	39 Marrett Road Community Center Sidewalk				\$100,000		\$100,000	
8(b)	Visitor Center		\$161,276		\$59,332		\$220,608	
14(a)	School Building Envelope and Systems Program		\$230,000				\$230,000	
14(b)	LHS Heating Systems Upgrade—Phases 2 & 3	\$75,000					\$75,000	
14(c)	Municipal Building Envelope and Systems		\$178,302				\$178,302	
14(d)(1)	School Building Flooring Program		\$125,000				\$125,000	
14(d)(2)	School Window Treatments Extraordinary Repair		\$50,000				\$50,000	
14(d)(3)	Interior Painting Program		\$153,750				\$153,750	
14(d)(4)	Middle School Nurses Stations		\$45,000				\$45,000	
14(d)(5)	Renovation & Update of Diamond Kitchen and Cafeteria		\$25,000				\$25,000	
14(d)(6)	Clarke School Gymnasium Dividing Curtain		\$25,000				\$25,000	
14(e)	School Paving Program		\$100,000				\$100,000	
14(f)	East Lexington Fire Station Physical Fitness Room		\$75,000				\$75,000	
14(g)	Public Facilities Bid Documents		\$75,000				\$75,000	
14(h)	Middle School Science , Performing Arts, and General Education Spaces		\$40,000				\$40,000	
14(i)	Clarke Elevator Upgrade (\$275,000)	\$73,406	\$161,266			\$40,328	\$275,000	
14(j)	Clarke School Auditorium Audio Visual System		\$69,300				\$69,300	
14(k)	Fire Station Hq Replacement Design (To be Indefinitely Postponed)						\$0	
Nov 2013 STM	Lexington High School Modular Buildings	\$7,700,000					\$7,700,000	
22	Lexington High School Modular Buildings—Supplement	\$495,000					\$495,000	
	Public Works Department							
8(c)	Hastings Park Gazebo Repairs				\$120,000		\$120,000	
8(e)	Battle Green Streetscape Improvements		\$27,000		\$63,000		\$90,000	
10(a)	Center Streetscape Improvements and Easements	\$600,000					\$600,000	
10(b)	DPW Equipment Replacement	\$428,440		\$257,000		\$14,560	\$700,000	
10(c)	Street Improvements		\$2,254,924			\$961,105	\$3,216,029	
10(d)	Storm Drainage Improvements and NPDES Compliance	\$270,000	\$70,000				\$340,000	
10(e)	Hydrant Replacement Program		\$50,000	\$50,000			\$100,000	
10(f)	Comprehensive Watershed Storm Water Management Implementation Measures	\$390,000					\$390,000	
10(g)	Massachusetts Ave. Intersections Improvements	\$500,000					\$500,000	
10(h)	Sidewalk Improvements	\$400,000					\$400,000	
10(i)	Dam Repair	\$150,000					\$150,000	
10(j)	Town-wide Culverts	\$390,000					\$390,000	
10(k)	Town-wide Signalization	\$125,000					\$125,000	
10(l)	Traffic Island Renovation		\$83,000				\$83,000	(\$83,000)
11	Water Distribution System Improvements	\$293,000		\$607,000			\$900,000	
12(a)	Wastewater System Investigation and Improvements	\$900,000		\$300,000			\$1,200,000	
12(b)	Pump Station Upgrades			\$600,000			\$600,000	
	Lexington Public Schools							
13(b)	School Technology	\$1,110,000					\$1,110,000	
13(a)	Systemwide School Furniture		\$261,594				\$261,594	
13(c)	Design Funds for School Traffic Safety Mitigation		\$30,000				\$30,000	
13(d)	School AED Replacement		\$30,500				\$30,500	
	Information Technology Department							
10(o)	Replace Town-wide Phone Systems—Phase III	\$260,000					\$260,000	
10(p)	Network Redundancy & Improvement Plan - Phase II	\$38,913	\$101,087				\$140,000	
	Non-Government							
8(f)	Vynebrooke Village Renovations				\$300,551		\$300,551	
8(g)	LexHAB Set-Aside for Housing Acquisition				\$750,000		\$750,000	
	Totals	\$14,383,759	\$5,481,045	\$2,054,000	\$15,950,917	\$1,216,813	\$39,086,534	(\$83,000)

¹ Not included is the \$124,057 debt service using State reimbursement for school projects (Art. 19) or the \$246,194.46± of Bond Issuance Premium received that is being applied to exempt-debt Schools projects (Article 22) concurrent with rescinding debt authorizations in the same amount for the same projects (Art. 16).

² All types of General Fund (including set-aside for roads from FY2001 Override); for the specific types, see the Summary in Appendix C or the Warrant Article Explanations and Recommendations starting on Page 37.

³ Includes use of retained earning and debt; for specific types, see the Summary in Appendix C or the Warrant-Article Explanations and Recommendations starting on Page 37.

⁴ Includes both cash & debt, but does not include \$1,600,808 for debt service (see Art. 8(m)) or \$150,000 Administrative Budget (see Art. 8(n)).

⁵ Includes \$200,820 of PEG Access Revolving Funds, \$54,888 of unused balances from prior Capital appropriations, and \$961,105 of State Chapter 90 funds.

Capital Budget

Lexington allocates appropriate resources to needed capital projects by considering them in four categories:

- Big-ticket projects (greater than \$1,000,000);
- Small-ticket projects (between \$25,000 and \$1,000,000);
- Enterprise & Revolving Funds projects (greater than \$25,000); and
- Community Preservation Fund projects (any dollar amount).

The Capital Expenditures Committee:

- Assesses capital needs brought forward by each department (municipal and schools) as well as the Community Preservation Committee (CPC) through the annual budgeting process;
- Works with those departments and the CPC to identify capital needs anticipated to manifest during the next five years; and
- Independently considers public facilities, infrastructure systems, and prospective longer-term needs, as well as issues and facilities not being addressed within any department;
- Through this report and in presentations, this Committee advises Town Meeting about the necessary and prudent investments to maintain, improve, and create new facilities required to serve Lexington citizens safely, effectively, and efficiently. During the year, Committee members also work with and advise staff members in various departments, consult with other public committees, and make our views known to the Selectmen and School Committee, in an effort to shape a responsible capital budget for Lexington residents.

Please note these important caveats:

- All cost figures are estimates and generally do not reflect the cost in then-year dollars. The degree of accuracy varies by project. Those projected several years into the future are the most uncertain. They are subject to refinement as projects are designed, bid, and built. Even relatively near-term work is subject to cost uncertainties until projects are bid and contracts signed as material, labor, and contract-management costs are often highly variable even over a period of just a few months.
- The scope of future projects is often highly uncertain. Accordingly, project budgets are subject to significant revision as the work is defined through the political and budgeting processes.
- Dates for appropriations and taxpayer impact of financing projects are given in fiscal years, beginning July 1, unless otherwise specified.

Big-Ticket Projects

Big-ticket capital projects typically cost about \$1 million or more and satisfy the conditions under which the Town is permitted to borrow funds for at least 10 years. They require careful analysis, budgeting, and broad support. The Town Manager and BoS' capital policy has generally maintained that such big-ticket projects be funded through borrowing, consistent with their expected life and annual budgeting for operating needs.

This borrowing can be done in one of two ways:

Through voter-approved debt exclusions that place the costs of financing outside the Proposition 2½ tax-levy limit and ensuring broad support, or

By absorbing into the operating budget any portion of the borrowing not covered by CPA funds. This option has significant implications for the financing of other Town needs.

For example, the costs associated with renovating the Cary Memorial Library where deadlines had to be met in order to preserve State certification and accompanying, substantial State funding were covered in the operating budget.

When projects are funded under the CPA, a debt-exclusion vote is not required. Three past examples of this are:

The authorization at the 2009 May STM to purchase the Busa property (total cost \$4.197 million).

The authorization at the 2010 ATM of \$1,500,000 of a \$1,825,000 appropriation for the Town Office Building Renovation.

The authorization at the March 18, 2013, STM of \$7,652,500 toward the \$11,212,500 purchase expenses of the land off of Marrett Road with the intended primary use as a Community Center.

The authorization at the November 4, 2013 STM of \$2,846,184 as the initial funding for the build-out of the Community Center.

The Projects Agenda

The following is a fairly comprehensive list of big-ticket items that are under consideration in Lexington. Except for the first three items that have been stated by the BoS as the Town's highest importance—and with which this Committee agrees—no such ranking is intended by the rest of the order of this listing.

Fire Station Central Headquarters—Renovation or Replacement (See Article 14(k), but this is expected to be Indefinitely Postponed at this Town Meeting)

Police Station—Renovation or Replacement. Needed to accommodate current demands and to improve working efficiencies.

School Buildings—Expansion, Renovation & Reconstruction. Expansion is needed at the Lexington High School, renovation or replacement of the Hastings Elementary School, and ultimately renovation or replacement of the High School.

Cary Memorial Building—Upgrades. (See STM Article 2)

Community Center—Build-out. Building just purchased off Marrett Road; will require build-out for occupancy and expanded functionality. (See STM Article 3 & Article 8(a))

Visitor Center—Expansion & Renovation. (See Article 8(b))

Community (Affordable) Housing—Development and Acquisition. (See Articles 8(f) & (g))

Conservation/Open Space Land—Acquisition and Enhancement (See Articles 8(c) & (l))

Greenways Corridor—Implementation. Projects to link open spaces with trails. The major West Lexington Greenway Project—the proposed trail network west of I-95/Route 128 linking all Town-owner open space with the centerpiece of the project to consist of a universally accessible trail linking the Minuteman Bikeway with the Battle Road Trail in the Minuteman National Historic Park—has been studied.

Hammond A. Hosmer House, 1557 Massachusetts Avenue (previously called the White House)—It has been stabilized; will now require build-out for a use.

Minuteman Career & Technical High School—Renovation (through annual assessments) (See Article 23)

Munroe School—Reuse if current license with the Munroe Center for the Arts is cancelled. (The license has been renewed annually since its original term ended on October 1 2008, but has a 120-day right for cancelation by either party.)

Recreation Facilities—A continuing need (See Articles 8(h–k) & 9)

Roads—A continuing need. There are several arterial roads that need reconstructing. At the time of this report, there are no plans for a debt exclusion for roads. (See Article 10(c))

Sidewalks—A continuing need. A large amount of work is needed on our sidewalks—in residential areas, in the Central Business District (“CBD”), and in other business districts elsewhere in Town. At the time of this report, there are no plans for a debt exclusion for sidewalks. (See Articles 8(a) & (e) and 10(a) & h))

Stone Building, 735 Massachusetts Avenue (previously the East Lexington Library)—Build-out. It has been stabilized; will now require build-out for a use.

Traffic Mitigation—A continuing need. This remains an important matter in recognition of it often being a major concern to those in our residential districts. Actions taken are often an element of road-related projects, rather than being solely to achieve the mitigation. (See Article 10(c))

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

The BoS, School Committee, Community Preservation Committee, and Permanent Building Committee will continue to evaluate, refine, prioritize, and schedule these projects for the next several years and propose realistic cost proposals in the 5-year projections. The Town-wide Facility Master Plan, still a work in progress, will contribute to that process.

The Community Preservation Act (CPA)

On March 6, 2006, Lexington voters approved adopting the CPA for our Town at the level of a 3% surcharge on property taxes. The proceeds under the CPA may be used for various capital projects within the categories of Community Housing, Historic Resources, Open Space, and Recreational Use. There are limitations in the Act regarding which projects within those categories can be funded under the Act.

Projects are put forth to Town Meeting for action by a Community Preservation Committee (CPC) whose membership, in our Town, is prescribed in the Code of Lexington as follows:

§ 29-23A. There is hereby established a Community Preservation Committee pursuant to Section 5 of Chapter 44B of the General Laws (the “Act”) consisting of nine members. The Board of Selectmen shall appoint three members of the Community Preservation Committee and the following bodies shall each select one of its members for membership on the Community Preservation Committee: the Conservation Commission, the Planning Board, the Recreation Committee, the Historical Commission, the Housing Authority and the Housing Partnership.

Town Meeting can only approve, reduce the funding, or disapprove a project and it cannot change the purpose. Town Counsel has provided an opinion that Town Meeting can change the funding mechanism (cash or debt). As with any capital project, this Committee will give our recommendation on each of the projects put before the Town Meeting. (See Article 8)

The CPA provides an alternative funding mechanism for capital projects. *The CPA creates a separate pool of money that can be used for a limited set of projects and cannot be prioritized against the Town’s traditional capital needs.*

According to the CPC’s “CPF Account Balances” & “FY15 CPA Project Recommendations and Summary”, as of November 4, 2013:

For Projects and Administrative Budgets:

Lexington Authorizations of CPF Relative to 2014 ATM & STM (March 24, 2014)						
CPA Categories	Previous ^{1,2}		Projected			
	Approved	Percentage	FY2015		Cumulative (If All Approved)	
			Request	Percentage	Amount	Percentage
Community Housing	\$6,985,848	15.6%	\$1,050,551	7.9%	\$8,036,399	13.9%
Historic Resources	\$19,167,763	42.9%	\$11,569,682	87.3%	\$30,737,445	53.0%
Open Space	\$9,643,517	21.6%			\$9,643,517	16.6%
Recreation Use	\$3,717,892	8.3%	\$484,500	3.7%	\$4,202,392	7.2%
Pending Assignment ³	\$4,319,000	9.7%			\$4,319,000	7.5%
Sub-Totals for Projects	\$43,834,020	98.0%	\$13,104,733	98.9%	\$56,938,753	98.2%
Administrative Budget ⁴	\$880,000	2.0%	\$150,000	1.1%	\$1,030,000	1.8%
Totals	\$44,714,020	100.0%	\$13,254,733	100.0%	\$57,968,753	100.0%

¹Unless explicitly noted, does not reflect return to the CPF of any unneeded appropriation after the final accounting following completion of the project or, in the case of the Administrative Budget, at the end of the fiscal year.

²The unspent \$561,518 of CPF cash appropriated in the Historic Resources category at the 2012 ATM under Article 8(d) for the Muzzey Senior Center Upgrade design and engineering (D&E) and the initial construction were release back to the CPF and are not included.

³Represents the authorization to purchase the Busa Farm property for which the allocation between Community Housing and Open Space is still pending.

⁴Although an exact amount of the unused previous appropriation that has been returned to the CPF has not been reported, it is a very substantial sum so the indicated "Previous" amount, and thus its percentage, are significantly more than what has actually been used.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

The following table reflects what is available as a cash appropriation from the CPF at these Town Meetings.

CPF Cash Available for Appropriation at the 2014 ATM & STM (March 24, 2014)		
Source	Amount	Percentage
Estimated FY2015 Revenue		
CPA Surcharge	\$3,907,000	47.2%
State Supplement ^{1,2}	\$927,310	11.2%
Investment Income	\$14,000	0.2%
Sub-Total	\$4,848,310	58.6%
Prior Available Funds		
Community Housing Reserve	\$388,485	4.7%
Historic Resources Reserve	\$82,427	1.0%
Open Space Reserve	\$504,730	6.1%
Unbudgeted Reserve ³	\$576,991	7.0%
Undesignated Fund Balance	\$1,875,730	22.7%
Sub-Total	\$3,428,363	41.4%
Total	\$8,276,673	100.0%

¹ This source is explained later in this section of the report.

² Calculated based on 24.6% supplement percentage.

³ Any balance in this account that is unspent as of June 30, 2014 (the close of FY2014) is added to the unspent Undesignated Fund Balance and that total is what becomes a part of what is available for appropriation in FY2015.

If all the projected requests for use of the CPF cash are approved at both the upcoming ATM and STM (\$6,163,190), that would leave a cash balance in the CPF at the end of the March 24, 2014, STM and the 2014 ATM of \$2,113,483.

It is important to note that the projected available CPF cash is not a limitation on what the CPC can recommend to Town Meeting for approval. The method of paying for what the CPC recommends can—and now often does—include, in part or in total, the issuing of debt instruments. It remains the recommendation of this Committee that any such debt be for as short a term as practical after considering the funding projected for the CPF over at least the next 10 years and consideration of projects that might come before the CPC for consideration which would require funds beyond those allocated to the three, mandatory, 10% of revenue, purpose-category Reserves. (Those are the first three Reserves cited in the above table.) If front-end loading of such debt were practical, that, too, remains a recommendation.

The debt service on such debt instruments is an obligation borne by the CPF throughout the term of those instruments—whether short-term financing (e.g., a Bond Anticipation Note [BAN]) and/or long-term financing (i.e., a Bond). In the future years, it is incumbent on the CPC to recommend to Town Meeting, and for Town Meeting to appropriate in full, those obligatory debt-service payments.

One approach that provides flexibility in making a decision about how much, if any, CPF cash should be applied, up front, for a very-large project is to defer that decision by initially issuing a BAN that has a term of 1 year or less for the full amount of the project. When that BAN matures (which typically carries an interest rate substantially below even the relatively low rates on the Town's bonds), at that time make the decision on whether to use CPF cash to reduce the total for which a bond would then be issued. Doing so permits the Town to have a better idea of how much CPF cash should be held in anticipation of the next—and later—years' demands upon the CPF. That mechanism has been used in the past and this Committee would expect it to be proposed for FY2015 and in the future for other very-large projects.

As shown in the previous table our CPA-surcharge funding is eligible for supplemental State funding based on each town's prior-fiscal-year's property-tax surcharges, but the percentage is not guaranteed.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

When there are not sufficient funds for a 100% match, the State does a 2nd-round, and potentially 3rd-round, calculation to determine the final supplemental funding for those communities that have adopted the maximum 3% surcharge, including Lexington.

Since the passage of the CPA, the supplements have been funded from the State's CPA Trust Fund that gets its revenue from surcharges on the fees on property transactions at the Registries of Deeds. That process continues, but there has been a significant enhancement beyond those transactions.

Initially based on State Legislature action and signature by the Governor on July 9, 2012, of the FY2013 State budget, to the extent the State ended FY2013 with a surplus, up to the first \$25 million of that surplus also shall be added to that Trust Fund.¹ The State Comptroller then certified the FY2013 consolidated net surplus in his report on November 5, 2013, at \$106.8 million—thereby allowing the \$25 million to be added to the Trust Fund. The result—as the next table shows—was nearly a doubling of the distribution in FY2014.

Although that initial Legislative action only applied to any FY2013 surplus, there were indications from the Legislative leaders they intend to repeat that provision in each future fiscal year, and when the Governor signed the FY2014 State budget on July 12, 2013, it did contain a provision reaffirming the potential for a similar addition to the Trust Fund of the first \$25 million from any FY2014 consolidated net surplus.² If that potential should become a fact, then the distribution the Town receives in FY2015 should, again, be substantially more than it would be if it relied only on the surcharges at the Registries of Deeds.

As both funding sources for that Trust Fund are highly variable and dependent upon future actions by the Legislature and the Governor, there will always be a significant degree of uncertainty about the level of future State-supplement funding.

This has been the history of distributions at the State level under the CPA in the years relevant to Lexington:

For Communities Having Adopted CPA (out of total of 351)					
Year in which supplement distributed	Number	Percentage of Massachusetts	Total of all CPA Surcharges (\$M)	Total Supplement	
				Amount (\$M)	Percentage
FY2008	113	32.2%	\$68.1	\$68.1	100.0%
FY2009	127	36.2%	\$74.1	\$54.6	73.7%
FY2010	135	38.5%	\$78.2	\$31.6	40.4%
FY2011	142	40.5%	\$82.0	\$25.9	31.5%
FY2012	143	40.7%	\$84.8	\$26.2	30.9%
FY2013 ¹	148	42.2%	\$89.2	\$27.7	31.1%
FY2014 ^{2,3}	148	42.2%	\$92.5	\$54.9	59.3%
Totals			\$569.0	\$289.0	50.8%

¹Distribution in FY2013 was net of \$9,577 as an adjustment was made across the distribution to correct for a prior-year error for Phillipston.

²Seven communities that have previously voted to accept the CPA will be eligible to receive their first supplement in FY2015.

³The source of the supplement (the State's Community Preservation Trust fund) received a \$25 million infusion from the State's surplus at the end of FY2013.

¹ The Acts of 2012, Chapter 139, Section 155

² The Acts of 2013, Chapter 38, Section 145

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

And here is the supplemental funding received by Lexington from the State, along with a projection for FY2015:

Year in which supplement received	Prior-Year's CPA Surcharge Collected ¹	State Supplement Percentage				Total Suppl Amount
		1st Round	2nd Round	3rd Round	Total	
FY2008 (Actual)	\$2,556,362	100.0%	N/A	N/A	100.0%	\$2,556,362
FY2009 (Actual)	\$2,777,882	67.6%	1.8%	N/A	69.4%	\$1,927,708
FY2010 (Actual)	\$2,931,678	34.8%	0.9%	0.5%	36.2%	\$1,060,390
FY2011 (Actual)	\$3,042,587	27.2%	0.6%	0.4%	28.2%	\$858,729
FY2012 (Actual)	\$3,206,117	26.6%	0.6%	0.4%	27.6%	\$885,463
FY2013 (Actual) ²	\$3,344,371	26.8%	0.6%	0.4%	27.8%	\$929,507
FY2014 (Actual) ³	\$3,572,460	52.2%	1.1%	0.7%	54.1%	\$1,932,347
Total Actual:	\$21,431,457	Received to date:			47.4%	\$10,150,506
FY2015 (Projected) ⁴	\$3,709,240	TBD	TBD	TBD	25.0%	\$927,310
Totals including projected:	\$25,140,697				44.1%	\$11,077,816

¹ The "actuals" are the net amounts as used by the State; the "projected" is the Town's projection for the gross collection.

² The Total Suppl Amount includes \$255 to correct an underpayment in FY2012 from an error with Phillipston's surcharge.

³ The Total Suppl Amount reflects there was a \$25 million addition to the State's CPA Trust Fund because the State finished FY2013 with a surplus of at least that amount—thereby permitting the maximum amount authorized by the State Legislature to go into that Fund.

⁴ The projected percentage does not include any increase that would result from the State deciding to continue to infuse the State's CPA Trust Fund with additional funding from a prior-year budget surplus.

At this time, the latest estimate of the potential supplement percentage for FY2015 by the Massachusetts Department of Revenue (DOR) Division of Local Services (DLS) is that the 1st Round should be 23%. As shown above, our experience in the 2nd & 3rd rounds has been at least an additional 1.0%. For the FY2015 projections in the above table, we are using about the same percentage as being used by the Town—which is without any additional funding from a State surplus.

So while the supplement level had fallen substantially since our first year, our Town will continue to receive significant help from the State toward the cost of our CPA-funded projects.

Although there are other factors that will affect the size of the State's CPA Trust Fund from which the supplements are made (e.g., its administrative expenses and interest earned on that Fund), the following is a year-to-year comparison of CPA Trust Fund collections at the Registry of Deeds, its revenue source, for the first 4 months of this Trust-Fund year which is the latest data we have been given, so far. Also included in the last column is the change from last-year's collections to the year before that so the chart provides the percentages for each of the last two year-over-year comparisons.

CPA Trust-Fund (CPATF) Collections at the Registries of Deeds (\$M)					
Month ¹	Comparison of CPATFs				
	Current to Last				Last to Its Previous
	FY2013/2014	FY2014/2015	Change	Percentage	Percentage
Nov	\$2.736	\$2.286	-\$0.450	-16.5%	25.1%
Dec	\$2.558	\$1.836	-\$0.722	-28.2%	8.2%
Jan	\$2.769	\$1.875	-\$0.893	-32.3%	10.2%
Feb ²	\$2.116	\$1.685	-\$0.431	-20.4%	-2.7%
Totals ³	\$10.179	\$7.683	-\$2.496	-24.5%	

Source: Massachusetts Department of Revenue's (DOR's) Monthly Reports of Collections & Refunds ("Blue Book")

¹ The month of the DOR's "Blue Book". Although fees allocatable to the CPA Trust Fund are collected in each month, the July through April collections are reported in the subsequent month's report, and then the May & June collections are combined and reported in the June report.

² Source is advance information from the Massachusetts DOR of what will be in the February "Blue Book".

³ Totals may differ due to rounding. Does not include any adjustments that may have been made to monthly data prior to the latest month.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

Notwithstanding the significantly diminished receipts shown, year-over-year, for the opening months of the current Trust Fund year, regardless of the percentage the Town uses in its budget projection, the Town will receive whatever amount is determined by the DOR when the DOR uses the established formula to determine each participating municipality's share of the distribution that is now being made in November of each year.

After all currently contemplated FY2015 actions, our projection for the CPA funding available for FY2016 is:

Source	Amount
Projected End-of-FY2015 Balance (rounded down)	\$2,113,483
Estimated FY2016 Surcharge at 3% Rate with 3.5% increase over FY2015 Budgeted Surcharge	\$4,043,745
Estimated State Supplement Received in FY2016 at 24.6% of FY2015 Budgeted Surcharge	\$959,766
CPF-related Share of Premium Received at February 5, 2014, Sale of Town Bonds ¹	\$1,631,467
Estimated FY2016 Interest Income on the CPF Balance (3.5% increase over FY2015 Budget)	\$14,490
Estimated Total Available for FY2016	\$8,762,951
Existing Obligations (including estimated)	
Wright Farm Purchase Bond Debt Service	\$424,800
39 Marrett Road Purchase Bond Debt Service	\$1,065,100
39 Marrett Road Build-out Bond Debt Service (projected) ²	\$63,140
Cary Memorial Building Upgrades Bond Debt Service (projected) ²	\$1,153,789
Debt Service	\$2,706,829
Net Balance Available Before Reserves	\$6,056,122
New Addition to Open Space Reserve (available for use)	\$501,800
New Addition to Historic Resources Reserve (available for use)	\$501,800
New Addition to Community Housing Reserve (available for use)	\$501,800
Reserves (available for use)	\$1,505,400
Info Only Net Balance Available Discounting Reserves Allocations (which, however, are available for use)	\$4,550,722

¹This amount may change when the final bond-issuance costs are known as that could affect the allocation of the balance of the Premium.

²Final amount will be known when the debt instrument as been issued.

See the CPA Summary in the Brown Book (Appendix C, Page C-3) for a summary of the CPF status as of its publication on March 3rd of this year.

Enterprise-Fund Projects

The Town operates three enterprise funds for revenue-producing activities funded outside the tax levy by user fees: water distribution, wastewater distribution [sanitary sewers], and certain recreation services, such as the golf course, swimming pools, and tennis courts. Recreational playground equipment, in contrast, is not fee generating and capital investment for such equipment is therefore funded as part of the small-ticket program. \$100,000 per year is paid from the Recreation Enterprise Fund for Lincoln Field debt service that is expected to continue until February 1, 2018, when that debt will be retired. Unlike property-tax revenues, enterprise-fund fees are *not* subject to a limit under Proposition 2½.

Coming before this Town Meeting are recommendations for projects in support of responsibilities of the Water, Sewer, and Recreation Enterprise Funds. These include Park and Playground Improvements (see Article 8(h–k)), Pine Meadows Golf Course Equipment (see Article 9), DPW Equipment Replacement (see Article 10(b)), Water Distribution System Improvements (see Article 11), and Wastewater (Sanitary Sewer) System Improvements (see Article 12)).

From a capital standpoint, enterprise-funded projects are evaluated in terms of service and cost. For example, Recreation-Enterprise Fund funds have been used in the reconditioning of the fields at Lincoln Park, beginning with Field #1 under the 2013 ATM Article 8(h) and, as noted above, in the same Article at the 2014 ATM—which addresses reconditioning of Field #2 at Lincoln Park.

Revolving-Fund Projects

Revolving funds established under the provisions of Massachusetts General Laws Chapter 44, Section 53E½, must be authorized annually by vote of the Town Meeting. The fund is credited with only the departmental receipts received in connection with the programs supported by such revolving fund, and expenditures may be made from the revolving fund, without further appropriation, for those programs.

Revolving funds are usually expended to cover non-capital costs and, therefore, this Committee normally doesn't report on their annual authorizations unless a capital expense is contemplated. Such an expense is contemplated in FY2015. (See Article 7)

Small-Ticket Projects

Capital projects that do not qualify as big-ticket projects are funded from the tax levy. Generally, they cost between \$25,000, the minimum qualification for consideration as a non-CPF capital expenditure, and \$1 million, and represent projects that should be funded on a regular, timely basis to maintain Town infrastructure. With the creation of the Department of Public Facilities as well as the Building Envelope “set-aside” passed in the June 2006 operating override, a new emphasis has been placed on continual infrastructure maintenance, a move that this Committee applauds. We continue to work closely with the stewards of our assets to prioritize, plan, and project such work for a period of five years or more.

Five-Year Capital Plan

The table on the next three pages summarizes the five-year capital plan that this Committee is submitting for Town Meeting's consideration. It reflects the expected FY2015 appropriations at the 2014 ATM and the March 24, 2014, STM, and the contemplated FY2016–FY2019 requests. We started with the amounts and timing shown in the Brown Book, Page XI-23. Those requests have been updated based on any information we received after it was published and we have made some additional entries or changes in the out years where we feel there might be potential requests based on earlier studies, design & engineering work, or the existence of a multi-phase project, but where there is no formal position taken by the Town. In that vein, there are important caveats to that table:

- ◇ Please see the footnotes for some information on the status of many of the entries and how this Committee's position differs from that presented by the Town in the Brown Book.
- ◇ There are a large number of GF, CPF, and potential, debt-exclusion, Big-Ticket Projects facing the Town in the near future, not all of which are shown in the out-years of this five-year plan which only goes out to FY2019. The largest of these not shown would be the replacement or major renovation of the High School, which has been preliminarily estimated near \$200 million in the final report of the Town's Ad hoc Townwide Facilities Master Planning Committee (August 30, 2013). *Excluding* the millions of dollars of to-be-determined (TBD) entries, the future Capital Budget Requests in the Plan exceed \$150,000,000. The FY2015 capital funds, both cash and financed by debt, have been increased by more than 50% from FY2014, and the Capital-related Stabilization Fund is receiving a significant net infusion for FY2015 (See Article 17). These funds, along with available CPF resources, will allow us to make significant progress on our more-routine capital projects, but will still leave us with a huge challenge to fund all of the possible out-year projects.
- ◇ Because of that huge challenge this Town faces with regard to the renovation/replacement/renewal of its Capital Assets, this Committee continues to urge the BoS to move forward promptly to develop a formal, Town-wide, Facilities Master Plan for the Municipal facilities and urges the School Committee to update its Plan for its facilities to be included in the Town-wide Plan. A BoS-appointed committee has provided its input to the BoS for such a Town-wide Plan. This Committee stands ready to assist in any way that it can toward achieving such a Plan
- ◇ This Committee appreciates the Town's concern about citing a preliminary estimate for projects that are not at all well defined. We continue to urge the Town to present a prioritized and time-phased list of Big-Ticket Projects and their funding using a "best guess" for the likely costs. The Town's out-year amounts generally do not reflect the costs in then-year dollars. As this Committee does not have the means reasonably to adjust current-year values to then-year values, we are using the Town's dollar values.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

CEC FIVE-YEAR CAPITAL PLAN (FY2015–FY2019)¹						
Capital Project Requests (by executing department)	FY2015 Request	FY2016 Plan	FY2017 Plan	FY2018 Plan	FY2019 Plan	Non-TBD Totals
Community/Economic Development						
Historical Commission Inventory Forms	\$35,000					\$35,000
Parker Meadow Accessible Trail Design&Construction	\$34,500	TBD				\$34,500
Subtotal—Community/Economic Development (note TBD)	\$69,500	\$0	\$0	\$0	\$0	\$69,500
Fire						
Software (Police & Fire/EMS) (Joint Entry)	See joint entry below under Police					
Ambulance Replacement	\$250,000			\$280,000		\$530,000
Heart Monitor	\$105,000					\$105,000
Portable Radio Replacement (Joint Entry with Police)					TBD	TBD
Town-wide Public Safety Radio Network (Joint Entry)	See joint entry below under Police					
Ladder Truck Replacement			\$1,000,000			\$1,000,000
Subtotal—Fire (note TBD)	\$355,000	\$0	\$1,000,000	\$280,000	\$0	\$1,635,000
Police						
Software (Police & Fire/EMS) (Joint Entry) ²				\$425,000		\$425,000
Portable Radio Replacement (Joint Entry with Fire)	See joint entry above under Fire					
Town-wide Public Safety Radio Network (Joint Entry) ³		TBD				\$0
Subtotal—Police (note TBD)	\$0	\$0	\$0	\$425,000	\$0	\$425,000
Information Technology (IT)						
Replace Town Wide Phone Systems-Phase III	\$260,000	\$52,000	\$204,000			\$516,000
Head End Equipment Replacement			\$125,000	\$250,000		\$375,000
MIS Technology Improvement Program		\$109,000		\$100,000	\$55,000	\$264,000
Network Redundancy & Improvement Plan - Phase II	\$140,000	\$110,000	\$100,000	\$50,000	\$50,000	\$450,000
Subtotal—IT	\$400,000	\$271,000	\$429,000	\$400,000	\$105,000	\$1,605,000
Public Facilities						
Fire Station HQ Replacement D&E and Construction ⁴		\$1,000,000	\$13,000,000			\$14,000,000
Police HQ Replace/Renovate D&E and Construction ⁵			\$900,000	\$12,100,000		\$13,000,000
Build-out of the Stone Building ⁶			TBD			\$0
Hammond A. Hosmer House Build-out ⁶			TBD			\$0
Roofing Program		\$285,560	\$416,408	\$704,834	\$802,620	\$2,209,422
School Building Envelope and Systems Program	\$230,000	\$210,000	\$215,000	\$221,000	\$226,000	\$1,102,000
LHS Heating Systems Upgrade Phases 2 & 3	\$75,000	\$893,000				\$968,000
Municipal Building Envelope and Systems ⁷	\$178,302	\$212,760	\$187,329	\$192,012	\$196,812	\$967,215
School Building Flooring Program	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
School Paving Program	\$100,000	\$150,000	\$153,750	\$157,593	\$161,901	\$723,244
Interior Painting Program	\$153,750	\$157,594	\$161,534	\$165,572	\$169,896	\$808,346
Public Facilities Bid Documents	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
Diamond Energy Improvements		\$250,000	\$3,500,000			\$3,750,000
Visitor Center	\$220,608	\$2,080,375				\$2,300,983
Middle School Science, Performing Arts, & General Ed Spaces	\$40,000	\$500,000	\$3,100,000			\$3,640,000
Maria Hastings School Renovation/Replacement ⁸		\$4,000,000	\$44,000,000			\$48,000,000
Community Center Build-Out ⁹	\$3,151,000					\$3,151,000
Renovation & Update of Diamond Kitchen & Cafeteria	\$25,000	\$325,000				\$350,000
Clarke Gymnasium Lockers		\$30,000				\$30,000
Cary Memorial Building Upgrades	\$8,677,400					\$8,677,400
School Window Treatments Extraordinary Repair	\$50,000					\$50,000
East Lexington Fire Station Physical Fitness Room	\$75,000					\$75,000
Middle School Nurses Stations	\$45,000					\$45,000
Clarke School Elevator Upgrade	\$275,000					\$275,000
LHS Modular Bldgs (incl \$7.7M appr. Nov. 2013 STM)	\$8,195,000					\$8,195,000
Clarke School Gymnasium Dividing Curtain	\$25,000					\$25,000
Clarke School Auditorium Audio Visual System	\$69,300					\$69,300
School Traffic Mitigation for Safety—D&E and Construction ¹⁰		TBD	TBD	TBD		\$0
Subtotal—Public Facilities (note TBDs)	\$21,785,360	\$10,294,289	\$65,834,021	\$13,741,011	\$1,757,229	\$113,411,910
Public Works						
Center Streetscape Improvements	\$600,000	\$6,675,000				\$7,275,000
Automatic Meter Reading System			\$657,250	\$496,000	\$496,000	\$1,649,250

Continued on next page

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

CEC FIVE-YEAR CAPITAL PLAN (FY2015–FY2019)¹ (continued)						
Capital Project Requests (by executing department)	FY2015 Request	FY2016 Plan	FY2017 Plan	FY2018 Plan	FY2019 Plan	Non-TBD Totals
DPW Equipment Replacement	\$700,000	\$803,000	\$685,000	\$695,000	\$665,000	\$3,548,000
Street Improvements ¹¹	\$3,216,029	\$2,531,250	\$2,546,851	\$2,562,843	\$2,579,234	\$13,436,207
Storm Drainage Improvements & NPDES Compliance	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$1,700,000
Sanitary Sewer System Investigation and Improvements	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$6,000,000
Hydrant Replacement Program	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Pump Station Upgrades	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$3,000,000
Comprehensive Watershed Storm Water Management Implementation Measures	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Water Distribution System Improvements	\$900,000	\$900,000	\$660,000	\$660,000	\$660,000	\$3,780,000
Massachusetts Ave. Intersections Improvements ¹²	\$500,000	\$50,000		\$6,550,000		\$7,100,000
Sidewalk Improvements	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000
Community Center Sidewalk Construction ¹³	\$100,000					\$100,000
Dam Repair	\$150,000	\$525,000				\$675,000
Battle Green Streetscape Improvements	\$90,000	\$200,000	\$900,000			\$1,190,000
Battle Green Master Plan - Phase 3			\$570,438			\$570,438
Town-wide Culvert Replacement	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Town-wide Signalization Improvements	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
Hartwell Avenue Infrastructure Improvements		\$3,000,000	\$1,750,000	TBD		\$4,750,000
Hastings Park Overhead Wires ¹⁴						\$0
Municipal Parking lot improvements ¹⁵			\$40,000	\$440,000		\$480,000
Bikeway Bridge Repairs		\$80,000				\$80,000
Hartwell Avenue Compost Site Improvements			\$350,000			\$350,000
Hastings Park Gazebo Repairs	\$120,000					\$120,000
Traffic Island Renovation	\$83,000					\$83,000
Subtotal—Public Works (note TBDs)	\$10,004,029	\$18,309,250	\$11,704,539	\$14,948,843	\$7,945,234	\$62,911,895
Recreation						
Athletic Facility Lighting		\$287,552			\$483,150	\$770,702
Pine Meadows Improvements			\$275,000		\$75,000	\$350,000
Park and Playground Improvements	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$325,000
Irving H. Mabee Pool Project			\$1,188,308			\$1,188,308
Park Improvements - Athletic Fields	\$100,000	\$110,000	\$75,000	\$150,000	\$210,000	\$645,000
Pine Meadows Equipment	\$51,000	\$65,000				\$116,000
ADA Accessibility Study		\$60,000				\$60,000
Park Improvements- Hard Court Resurfacing	\$85,000	\$55,000	\$55,000	\$60,000		\$255,000
Potential Land Acquisition ¹⁶				TBD		\$0
Center Track and Field Reconstruction				\$3,000,000		\$3,000,000
Lincoln Park Field Improvements	\$620,000	\$620,000				\$1,240,000
Subtotal—Recreation (note TBD)	\$921,000	\$1,262,552	\$1,658,308	\$3,275,000	\$833,150	\$7,950,010
Schools						
Food Service Equipment		\$30,000	\$30,000	\$30,000	\$30,000	\$120,000
Systemwide School Furniture	\$261,594	\$400,000	\$400,000	\$400,000	\$400,000	\$1,861,594
School Technology Capital Request ¹⁷	\$1,110,000	\$1,320,000	\$1,220,000	\$1,220,000	\$1,220,000	\$6,090,000
School Traffic Mitigation for Safety—Analyses	\$30,000	\$30,000	\$40,000			\$100,000
School AED Replacement	\$30,500					\$30,500
Subtotal—Schools	\$1,432,094	\$1,780,000	\$1,690,000	\$1,650,000	\$1,650,000	\$8,202,094
Town Clerk						
Election System Upgrade ¹⁸				\$60,000		\$60,000
Archives&Records Mgmt/Conserve/Preserve ¹⁸		\$20,000	\$20,000	\$20,000	\$20,000	\$80,000
Subtotal—Town Clerk	\$0	\$20,000	\$20,000	\$80,000	\$20,000	\$140,000
Community-Wide (CPF Funded or, if noted, likely jointly with support from the GF)¹⁸						
Vynebrooke Village Renovations	\$300,551		TBD			\$300,551
Other Lexington Housing Authority Projects ¹⁹			TBD			\$0
LexHAB Set-Aside Funds for Development of Community Housing (Busa)	\$750,000					\$750,000
Community Housing on the Leary Property ¹⁹			TBD			\$0
LexHAB Set-Aside for Housing Acquisition ¹⁹			TBD			\$0

Continued on next page

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

CEC FIVE-YEAR CAPITAL PLAN (FY2015–FY2019)¹ (continued)						
Capital Project Requests (by executing department)	FY2015 Request	FY2016 Plan	FY2017 Plan	FY2018 Plan	FY2019 Plan	Non-TBD Totals
Land Purchases ^{19,20}				TBD		\$0
CPA Restriction Drafting & Enforcement Funds ¹⁹				TBD		\$0
Greenways Corridor Projects (also GF) ²⁰				TBD		\$0
Subtotal—Community-Wide (CPF Funded)(note TBDs)	\$1,050,551	\$0	\$0	\$0	\$0	\$1,050,551
Totals (No Allowance for TBDs)	\$36,017,534	\$31,937,091	\$82,335,868	\$34,799,854	\$12,310,613	\$197,400,960
¹ The following apply to all items below: (a) the amounts include all fund sources; (b) "TBD" indicates undefined at present, but the potential exists for one or more requests in those years; (c) most FY2016–FY2019 amounts are not presented on an inflation-adjusted basis; and (d) individual amounts may be below the \$25,000 capital threshold if projected to be funded from the CPF.						
² Delayed one year as this Committee expects this to be purchased after both the replacement/renovation of the Police and Fire Department Headquarters has been defined.						
³ Study was funded in FY2013 and this Committee is now forecasting implementation of recommendations in FY2016.						
⁴ Still begins in FY2016, now identified with a planning estimate for D&E—timing based on site selection and feasibility study in FY2015 (likely at an STM)—and planning estimate for construction in FY2017. (Both amounts considered the amounts projected in the Final Report of the Lexington Ad hoc Townwide Facilities Master Planning Committee, August 30, 2013.)(AhTFMPC). Moved by this Committee to be under Public Facilities.						
⁵ D&E and construction both delayed one year to reflect this Committee's expectation that the Police Station would follow the Fire Department Headquarters replacement. (Both planning-estimate amounts considered the amounts projected in the Final Report of the Lexington AhTFMPC, August 30, 2013.) Moved by this Committee to be under Public Facilities.						
⁶ Added by this Committee						
⁷ FY2016 amount increased by this Committee to reflect increased work.						
⁸ No change in timing, but revised planning-estimate amount for both D&E and construction. (Both amounts considered the amounts projected in the Final Report of the Lexington AhTFMPC, August 30, 2013.)						
⁹ This Committee recognizes that the Ad hoc Community Center Advisory Committee has looked at options for a Phase 2 of the build-out, but due to other competing, major, projects in this Capital Plan, this Committee does not foresee any further build-out within the time frame of this Plan.						
¹⁰ Moved by this Committee to be under Public Facilities.						
¹¹ There may be additional traffic-calming projects during the rest of this Capital Plan that would require funding beyond that being currently projected, but as the scope of any such projects is unknown at this time, no allowance has been included in this Plan.						
¹² The FY2016 funding is a placekeeper in case the final design entails any land purchases required to accomplish the project.						
¹³ Added by this Committee as its funding was separated from that for the Community Center build-out and is expected to be executed by DPW, rather than DPF.						
¹⁴ TBD amount was deferred by the Town from FY2015. Based on what this Committee views this as a low-priority project even if the estimated cost were below the initial estimate, this Committee does not expect this project to be funding by FY2019.						
¹⁵ The first amount shown was deferred by the Town from FY2015. As this Committee believes any near-term work on those parking areas should commence after it is known what will be done about the renovation/replacement of the adjacent Police Headquarters building, this Committee has slipped both of the Town's amounts (without any adjustment) to FY2017 and FY2018, respectively.						
¹⁶ While the Town had a TBD in FY2017, as this Committee is not aware of anything in that year, the TBD is being shown as applicable across the remaining timeframe of this Capital Plan.						
¹⁷ This Committee has increased the FY2016 amount to that understood to be what was intended.						
¹⁸ Added by this Committee as it is understood this was an inadvertent omission.						
¹⁹ Added by this Committee as likely requests to the CPC during the time frame of this Capital Plan.						
²⁰ The West Lexington Greenway Project could be included in the out-years in this line.						

Programs

Conservation and Open Space

The debt service for the Busa Farm has been fully paid. On March 19, 2012, the BoS endorsed the Busa Land Use Proposal Committee (BLUPC) recommendation by directing the Town Manager to issue an RFP for farming and to request LexHAB develop a proposal to use approximately 1/4-acre of land along Lowell Street for affordable housing. It has been presumed that the operation and maintenance of the farm will not require any Town funds.

Following the Town's purchase, the property initially remained under lease for farming with the original owner, but in November 2013 the Town signed a lease with the Lexington Community Farm Coalition, Inc., to operate a community farm on a 7.39-acre portion of the property. The term of the lease is for 10 years, commencing on January 1, 2014, with an option for two 5-year renewal periods. At the time of this report, the coalition has hired a farmer and operation of the farm has begun.

On March 10th of this year, the BoS approved a LexHAB proposal to build two, 3-unit, buildings on the land allocated for affordable housing. Funding for the new appropriation from the CPF to complete the funding of that project is before this ATM. (See Article 8(g))

Continuing the prior practice, funds are included in the Administrative Budget of the CPC to enable the Conservation Commission to do preliminary appraisals and land surveys. (See Article 8(n))

With regard to the West Lexington Greenway Corridor Project, the 2007 ATM voted \$125,000 from the CPF to hire an engineering firm to create a Master Plan for the entire West Lexington Greenway Corridor with a focus on creating a new pedestrian and bicycle trail through conservation land by connecting the Minuteman Bikeway with the Battle Road Trail. The planning and engineering firm Vanasse Hangen Brustlin, Inc. (VHB) was hired and completed a Master Plan in August 2011 and, following comments by the Greenways Corridor Committee, the 25% Design Drawings for the proposed Minuteman Bikeway and Battle Road connector trail were completed by October 2012. While the full West Lexington Greenway Corridor is not ready for implementation, last-year's ATM funded the route marking for the remaining 35 miles of an approximately 40-mile pedestrian and bicycle route throughout the Town.

For FY2015, there is a request for the design of an accessible trail for Parker Meadow. (See Article 8(l)) A funding request for its construction is expected at next year's ATM.

Conservation and Open Space 5-Year Capital Appropriation History (All Sources)

	FY2010	FY2011	FY2012	FY2013	FY2014
Leary Land Purchase ¹	\$2,153,100				
Busa Farm Purchase ²	\$4,197,000				
Cataldo/Cotton Farm Acquisition ³		\$3,357,000			
Minuteman Bikeway Preservation		\$320,000			
Wright Farm Acquisition ⁴				\$3,047,000	
Conservation Restriction Enforcement					\$25,000
Lexington Center Pocket Park					\$21,500
ACROSS Lexington					\$5,875
5-Year Open Space & Recreation Plan Update					\$30,000
Totals	\$6,350,100	\$3,677,000	\$0	\$3,047,000	\$82,375

¹Purchase authorized at 2009 ATM, Article 12. Closing date not known. The full purchase price for the 14.2 acres was \$2,763,100, but the allocation was the shown \$2,153,100 for Open Space (13.5 acres), \$600,000 for Community Housing (0.7 acres), and \$10,000 for Historic Resources (the house).

²Purchase authorized at May, 6, 2009, STM, Article 6. Closing date was December 4, 2009. The amount shown is the full purchase price for the entire 7.93 acres, but subsequently, the BoS allocated about 0.5 acre of that total for Community Housing; however, as of the time of this report, the total purchase price has not been allocated between the two purposes (Open Space & Community Housing); therefore the full purchase price is being shown.

³Purchase authorized at the 2010 ATM, Article 9. Closing date not known. The full purchase price for the about 4.2 acres was \$3,857,000, but subsequently, the Town accepted a \$500,000 State LAND Grant (2011 ATM, Article 33) in regard to this purchase and it was subsequent received at the end of FY2012; therefore, the amount shown above is net of that \$500,000.

⁴Purchase authorized at the 2012 ATM, Article 9. Closing date was December 20, 2012. The purchase price for the about 12.6 acres (Parcel 1) was \$2,950,000 and there were \$97,000 needed for purchase-associated costs.

Lexington Community Center & Muzzey Senior Center

Lots A2 and B1 of 33 Marrett Road property (which lots are now referred to as 39 Marrett Road) were purchased for \$10,950,000 (with an additional \$262,500 for costs ancillary to the purchase) with funding appropriated at the March 18, 2013, STM, Article 2. Title to that land passed from The Supreme Council of the Ancient Accepted Scottish Rite of Freemasons to the Town of Lexington on December 3, 2013, and was recorded on December 5, 2013. The prior owner/occupants used the primary building as office and training space, and the Carriage House just for storage. The BoS created the Ad hoc Community Center Advisory Committee (“AhCCAC”) on April 22, 2013, to identify short-term and long-term improvements to the property needed to support Town and potentially other programs to be housed there at a new Community Center.

Through an ongoing iterative process, the AhCCAC continues to work with the Steffian Bradley Architects (“SBA”), key decision makers, stakeholders, the BoS, and other committees on what was to be a multi-year commitment to Design & Engineering, and then to construction to redevelop and expand the facility’s functionality as a Community Center

To enhance the quality of life for all Lexington residents by creating a warm, welcoming and inclusive environment. [Mission Statement for the Community Center as adopted by the AhCCAC, October 17, 2013]

At this time, the Senior Center remains located at the Muzzey Condominiums. In addition to senior activities, that Center houses the Town’s Human Services Director and the Veterans Services Agent’s office. As anticipated by this Committee, with the Town’s purchase of the 39 Marrett Road property for the purpose of redeveloping the property for a new Community Center, no further funding is requested for

improvements to the current Senior Center. The new Community Center will incorporate space to provide for the continued functions of the current Senior Center and other Town staff and programs as mentioned above.³

At the November 4, 2013, Special Town Meeting \$3,169,000 were approved to:

Complete the D&E (including construction documents), the bidding process, and the construction for the Phase 1 initial occupancy at the primary building at 39 Marrett Road (\$3,099,000), and

Design of a sidewalk to the primary building (\$20,000) and to extend the schematic-level design for the full build-out (\$50,000) to provide more detail on what future phase(s) might entail and cost.

At that time, it was anticipated that bids would be issued for Phase 1 with responses required by the end of January 2014, and award by mid-February 2014. Construction would continue through mid-September 2014, and the facility should be ready for occupancy by mid-October 2014.

As is often the case with renovations versus new construction, there is a set of *unknowns* only revealed after purchase when architects, engineers, and other professionals can inspect the building in detail to identify and evaluate the condition of what currently exists and the performance that can be expected by the systems within that building. (That inspection occurred a month after that STM.) Then as the D&E proceeds and the programmatic demands were identified by the AhCCAC, the true scope of work evolved. Additional costs associated with upgrading systems and making other structural changes to incorporate new uses consistent with the stated community values and goals adopted by, in this case, the AhCCAC on behalf of the Town of Lexington and a wide range of stakeholders have been identified.

There has been an ongoing, challenging, cost-benefit analysis by the AhCCAC in their careful consideration of the equally important priorities of expediting occupancy and avoiding construction disruption of people and programming. It became clear that increased occupancy rates (far beyond the previous owner's use) would tax the heating, ventilating, and air-conditioning (HVAC) systems beyond their existing capacity. Because of higher-priority capital needs in the Town, the originally contemplated Phased 2 build-out of the Community Center (with its planned HVAC upgrades) has been deferred. Therefore, the recommendation is now that far more be done under Phase 1 than was contemplated at last fall's STM. The goal is to open the Community Center with an interior environment that would be suitable "for the long haul" without the need for later interior work that would, by its nature, interfere with the on-going use of the facility. At this time, the Phase 1 project is now expected to be put out to bid in early April, 2014, with contract award in late May, and occupancy of the building projected for early March, 2015.

See STM Article 3 for the request for further information on the elements for which the additional funding, in addition to that provided at last fall's STM, is being requested to cover the latest total project cost for all the work needed for Phase 1. Funding to complete the sidewalk from Marrett Road is also being requested. (See Article 8(a))

Fire

The Fire Department uses industry standards and its own experience to establish the replacement schedule for its capital equipment. Unlike many pieces of Town equipment, fire engines and medic (rescue-ambulances) trucks are partially custom-made and equipped, require very detailed specifications, and

³ For the record, this is a recapitulation of the Muzzey Senior Center improvement plans. In Phase I, DPF directed a study by Bargman, Henrie and Archetype (\$45,100 under 2010 ATM, Article 8(o)) that produced a report in May 2011 entitled "Muzzey Senior Center Life Safety Improvements". It recommended several infrastructure improvements to the present Senior Center to proceed in two subsequent phases. Phase II, funded from the CPF (\$561,518 under 2012 ATM Article 8(c)), was to do the D&E up to construction documents for both phases and to fund higher-priority work. None of the Phase II monies had been used because negotiations with the Muzzey Condominium Associations regarding the planned work were not successful, and then the potential Marrett Road purchase warranted a hold. The Phase III FY2014 CPF request for \$526,818 was Indefinitely Postponed. (See this Committee's Report to the 2013 ATM, page 29, Article 8(d), for a description of the work contemplated under both Phases II & III.)

typically require many months between placing the order and the delivery and acceptance of a piece of equipment.

The mission of the Fire Department in the 21st century has shifted beyond traditional firefighting to emergency services, homeland security, and community education—with our firefighters now being trained for Emergency Medical Services (EMS) and Advanced Life Support (ALS). The equipment to perform these missions has changed with new technologies for firefighting and communications, yet the basic pumper truck, ladder truck, and rescue-ambulance are still essential to the mission.

There are four FY2015 Capital requests by the Fire Department: Replacement of an ambulance (see Article 10(m)), replacement of three heart monitors (see Article 10(n)), creation of a physical-fitness room at the East Lexington Fire Station (see Article 14(f)), and a request for design funds for a new Headquarters Station, but that's expected to be Indefinitely Postponed. (See Article 14(k) regarding that)

Lexington must continue to replace its aging equipment and retain back-up capacity. The table on the next page includes the forecasted need for replacing major capital vehicles in the current Department inventory.

Major Capital Equipment

Following is the current inventory of the Fire Department's major capital equipment¹—ordered by the year of the currently-projected replacement funding:

Projected Replacement Funding	ID	Type	Make	Model Year Purchased	Put-in-Service Date	Originally Projected Useful Life (Years)	Original Cost
FY2015	M-06	Ambulance	Chevrolet/Lifeline	2006	Apr 2006	9 ³	\$165,000 ³
FY2017	L-1	Aerial	Emergency One/ Cyclone	2000	June 2001	20 ⁴	\$588,000 ⁵
FY2018	M-09	Ambulance	Chevrolet/Lifeline	2009	Jul 2009	9 ²	\$204,000 ⁶
FY2021	M-12	Ambulance	Ford/Horton	2012	Mar 2012	9 ²	\$251,199 ⁷
FY2022	E-3	Pumper	Emergency One/Typhoon	2004	Jan 2005	20 ⁴	\$345,000
FY2024	M-15	Ambulance	To be determined	2015	To be determined	9 ²	To be determined ⁸
FY2027	E-1	Pumper	Ferrara/ Intruder II	2007	Apr 2008	20 ⁴	\$389,000
FY2030	E-2	Pumper	Ferrara/ Inferno	2010	Aug 2010	20 ⁴	\$544,034 ⁹
FY2034	E-4	Pumper	Emergency One/Typhoon	2013	Mar 2014	20 ⁴	\$465,000 ¹⁰
Not Applicable ¹¹	S-1	Bucket Truck	International	1984	1984		

¹ Includes ID series "E" (pumpers), "L" (ladder), & "M" (Medic)(M designation followed by vehicle year). Not included are ID series "C" (cars), "H" (trailer), "S" (service vehicles, including trailer), "F" (forestry) and a light unit as they are funded from the operating budget.

² The life span of ambulances is based on 3 years of primary service, 3 years of secondary service, and 3 years in reserve.

³ As of Mar 2014, projected replacement cost in FY2015 is \$250,000. (See Article 10(m))

⁴ The life span of these vehicles is based on 10 years of frontline service, and 10 years in reserve status.

⁵ As of Jan 2014, projected replacement cost in FY2017 is over \$1,000,000.

⁶ As of Jan 2014, projected replacement cost in FY2018 is ~\$280,000.

⁷ Net cost was \$241,199 (\$251,199 less \$10,000 for the trade-in for old M-3), but gross cost being listed as future status of a trade-in is unknown—plus it's expected any purchase ~8 years out will, as with all the other out-year purchases, be at a much higher cost.

⁸ Appropriated amount proposed for FY2015 funding for this ambulance (the replacement of M-06) is \$250,000. (See Article 10(m))

⁹ Net cost was \$499,034 (\$544,034 less \$45,000 for the trade-in for old E-3), but gross cost being listed as future status of a trade-in is unknown—plus it's expected any purchase ~17 years out will, as with all the other out-year purchases, be at a much higher cost.

¹⁰ \$485,000 was appropriated for FY2014 to replace E-2 that was plagued with serious mechanical issues. (See Committee's Report to the 2013 ATM, Article 10(a), for the background on that matter.) The legal action taken by the Town for a refund is still not resolved at the time of this report. The replacement was purchased for \$415,000 (\$465,000 less \$50,000 for the trade-in of E-4—a 2003 Ferrara/International pumper that had been purchased for \$210,000 and put in service in Jul 2003). Approximately \$20,000 of the FY2014 appropriation was spent for ancillary equipment for the new pumper; therefore, about \$50,000 remains of the appropriation that is not needed. As the full amount had been bonded, when finally determined, the now-unneeded cash proceeds can be reappropriated at a future Town Meeting.

¹¹ This truck currently is used to service the remaining wired fire-alarm circuits. Its bucket was transferred over from a 1969 model-year truck that had been in the inventory. At the time of this report, the Department had finished decommissioning and removing the last of those wired circuits that it expected to have to do—which is done by department personnel on overtime. All that remains is to recheck that those circuits to be removed by other parties have also been removed. Once that recheck is completed any final removals deemed needed to be done by the Department will be done—which should be in this fiscal year—the truck will be scrapped. It can no longer be certified, it has no remaining value, and will not be replaced. Equipment would be borrowed from DPW, if needed, for a similar function in the future.

Fire Department 5-Year Capital Appropriation History (All Sources)

	FY2010	FY2011	FY2012	FY2013	FY2014
Public Safety Radio Connectivity				\$50,000	
Fire Trucks & Ambulances	\$500,000		\$240,000		\$485,000
Fire-Department HQ [†]	\$100,000				
Self-Contained Breathing Apparatus		\$260,000			
Fire HQ Alarm Receiver		\$30,000			
Firefighter Protection Turnout Gear			\$88,000		
Totals	\$600,000	\$290,000	\$328,000	\$50,000	\$485,000

[†] Redesign Study (continuation of what was funded in FY2009 & includes \$29,700 CPF)

Police

The Lexington Police Department (LPD), which provides public safety services through a team of dedicated police officers, detectives, dispatchers and support staff, is supported by the Town's Capital Program in the areas of communication systems, computer systems, and improvements to the facility in which it is housed.

The FY2015 Capital Budget contains no requests for funding Police Department capital projects. The Lexington Police Headquarters will benefit, however, from funds approved for FY2014 from the ongoing request for Municipal Building Envelope and Systems (see 2013 ATM, Article 14(a)) to fund of extraordinary repairs. For the Police Department, it is planned to replace doors, upgrade the exterior doors and the card-swipe security system, and to improve the kitchen.

We note that the Town's recommended 5-Year Capital Plan reflects funding D&E related to a renovation and add-on to the existing Police Station located at 1575 Massachusetts Avenue in FY2016, with construction funding in FY2017, both as TBD. As noted earlier in the discussion under the Fire Department, the next study for its Headquarters replacement will be addressed at a later Town Meeting. Since the renovation or replacement of the Police Headquarters is to follow the Fire Headquarters replacement, you'll find that our 5-Year Capital Plan has slipped the timing of the Police Station project. Beyond correcting very basic needs due to overcrowding and being functionally inadequacy, the renovation of the police station will include other necessary enhancements. For instance, the Police Department must substantially improve its ability to process fingerprints with a larger fuming tank and replacement of the smaller tank. (Standing alone, these costs would exceed \$25,000.) Because this upgrade requires a larger lab and building design to support the use, it will be incorporated into the Police Station renovation project, when the time comes.

Both the Police and Fire Departments described to our Committee the burdens they face with the current, primitive, software used to track and report on their activities. The current software does not mitigate inefficient use of personnel for extensive manual tabulation and does not generate the sophisticated reporting that is essential and required in today's environment. A project proposal based on the 2004 Public Safety Staffing Review was drafted on September 15, 2008, recommended replacing the software with one better aligned with the current needs of the Police and Fire Departments. This Committee fully supports the upgrade and remains very concerned about this project's repeated postponement. First having been in the Town's FY2011–FY2015 Capital Plan when it was projected that a study would be funded in FY2014 (\$10,000) with purchase in FY2015 (\$400,000), and by this year's FY2015–FY2019 Capital Plan which has a single funding of \$425,000 for FY2017. This Committee appreciates the Town's position that on-going coordination with Police and Fire Departments in other municipalities will help to identify the best option for an enhanced, viable, alternate software, and that a transition to any new software represents a substantial training burden on the departments. And now with the explicit position by the BoS this year that providing modern facilities for both public-safety departments—Fire and Police, in that order—is its highest priority, we accept that independently addressing this long-standing Public-Safety software issue can't be addressed sooner than FY2017 and, in fact, may slip further.

The Police Department continues to consider how the firing range at the Hartwell Avenue complex can be augmented to meet the current firearms training requirements and needs for modern police work, ensuring readiness to respond to weapons currently in use and on the streets—and potentially serving a regional need. Within the next 5-years, conceptualization of the project is expected to mature into something acceptable to a broad audience. It is for that reason that this Committee continues to challenge other uses at that complex which could in any way jeopardize—whether through the assignment of land around the existing range to another purpose or by incompatible activities in the vicinity of an enhanced range—the Town’s ability to provide such an enhanced range.

The Federal Government has mandated that public-safety agencies (including Lexington’s Police and Fire Departments) will be required to move their radio-band frequency from the current 400 band, to the 800 band. This will require a complete replacement of radio equipment, including hand held, mobile, and base stations. The radio system was upgraded and changed in 1994, at a cost of over \$1 million. A change to the new frequency band will be a capital project affecting both the Police and Fire Departments. The departments are currently studying how best to comply with the new mandates. Cost estimates will follow once the scope and timing of the project is clearly defined

Police Department 5-Year Capital Appropriation History (All Sources)

	FY2010	FY2011	FY2012	FY2013	FY2014
Police Station Space Preservation & Needs Study	\$45,000				
Police Station Ventilation System ¹		\$31,700			
Totals	\$45,000	\$31,700	\$0	\$0	\$0

¹ CPF

Library

In December 2010, architects Adams and Smith were hired to study how operations at the Main Library could be improved (\$25,000 under 2010 ATM, Article 12(q)). Funding of \$100,000 for recommended changes was approved under 2011 ATM, Article 13(l). The recommendations include changes to workflow and ergonomics. Under 2013 ATM, Article 10(b), \$124,000 was appropriated to purchase equipment and supplies and provide for staff time to convert Cary Library materials to Radio Frequency ID (RFID) as a direct result of that report. The implementation of that conversion is expected this spring.

Restoration work to, and updating the Massachusetts Historical Commission Inventory on, the Stone Building (former East Lexington Library Branch), including a new roof, gutters, aluminum siding removal, painting, and window glazing, were completed in 2010 using \$202,933 from the CPF under 2010 ATM, Article 8(q). Although the Historic Structures Report on which this work was based recommended a small addition to the rear, those plans were not acted upon as the Town has not yet determined a new use for the building. The building continues to be maintained by the DPW under the oversight of the Cary Library Board of Trustees.

Public Works

The Department of Public Works (DPW) is responsible for design, bidding, construction, and management on projects related to all Town facilities except buildings that are assigned to the Department of Public Facilities (DPF). The DPW is organized around seven elements: Administration, Engineering, Highway Division, Public Grounds Division, Environmental Services Division, Water Division, and Sewer Division.

Major components of DPW’s FY2015–FY2019 capital projects include:

- Road and sidewalk construction
- Water distribution and sanitary-sewer systems improvements
- Storm-water control and management
- Hartwell Avenue Infrastructure Improvements
- Trucks and heavy equipment necessary to accomplish the DPW mission

DPW's capital needs—except CPA, Revolving-Fund, or Enterprise-Fund projects—must be funded by the general tax levy and/or voter-approved debt exclusions. Almost all construction projects for the sanitary-sewer system and for the water-distribution system are funded from Enterprise Funds. Likewise, large trucks and heavy equipment used in support of the sanitary-sewer and water-distribution systems are funded by Enterprise Funds.

Engineering

Engineering for all DPW projects is either done “in house” or contracted to outside consulting and/or design firms. In addition to supporting on-going DPW work, it represents an essential component of the development of a majority of our DPW's future projects. Engineering will oversee the design of multiple projects funded in this-year's budget. (See Article 10(a), (c–d) & (f–l))

Roads

Lexington has a total of about 199 miles of roads, including State and unaccepted roads. That total consists of 134 miles of Town-accepted roadways, about 19 miles of unaccepted roadways, and about 46 State-highway miles. DPW maintains the public roadways; the remainder being maintained by the private owners or the State.

Funding for roads is a combination of State Chapter 90 funds and Town funds. (See Article 10(c))

In April 2010, the Town retained Fay, Spofford & Thorndike (FST), a civil-engineering consulting firm, to develop and implement a Pavement Management System (PMS) for its public roadways and its bike trail (approximately 5.5 miles). The study was completed in November 2010 and updated in November 2013. That update states “Lexington is in tremendous shape from a Pavement Management standpoint...the dedication in budget the Town has made to ‘Routine Maintenance’ and ‘preservation Maintenance’ is paying dividends.” The comprehensive study developed an extensive roadway database describing actual pavement conditions and roadway characteristics in order to better understand future roadway-funding requirements. The study reported the replacement cost for the Town-accepted roadways would be in excess of \$85 million in FY2011 dollars. A more detailed analysis of the report is contained in this Committee's report to the 2011 ATM. This Committee was extremely pleased to see the study as it provides a quantitative basis for determining the condition of the pavements that the DPW maintains. That information, along with recognition of pending associated impacts on our pavements (e.g., cuts for utilities work, construction for storm-water and wastewater system improvements, sidewalk-related projects, etc.) offers the promise of an even-more productive and cost-effective program going forward.

Sidewalks

The town has over 120 miles of sidewalks. Because extending and upgrading many of these sidewalks was long overdue, the BoS appointed a Sidewalk Advisory Committee in spring 2005. Sidewalk maintenance is expensive, and issues of obstructions, easements, and objections from residents burden new sidewalk construction. That committee's overall policy is to develop a prioritized sidewalk construction plan focusing on the Safe Routes to School Program, other high-pedestrian-traffic routes, and high-walking-hazard streets.

This Committee is pleased that funding requests for business-district sidewalks are presented separately from those for residential sidewalks and that there are now three sidewalk categories: residential, CBD, and non-CBD business.

The FY2015 sidewalk-funding request in Article 10(h) will allow the accomplishment of residential projects outside the CBD, chosen through cooperation between the Sidewalk Committee and the DPW. That work includes D&E (as needed) and construction of new sidewalks and rebuilding/repaving existing sidewalks in residential areas and a sidewalk at the Community Center. In addition, there will be some CBD sidewalk work incorporated in the Center Streetscape Improvements and Battle Green Streetscape Improvements. (See Articles 8(a) & (e) and 10(a))

Town-wide Signal Improvements

Many of the Town's signals are outdated and sometimes malfunctioning. A DPW Engineering Division study, funded with Traffic Mitigation funds, has identified those locations most in need of improvement, after assessment of condition, signal timing, delays, ADA requirements, etc. (See Article 10(k))

Water Distribution System

Many of the Town's water mains were installed in the early 1900s and need to be replaced or cleaned and lined. This is an annual program for replacement of unlined, inadequate, aged, and breaking water mains to improve water quality, pressure, and fire-protection capabilities, and to reduce frequency and severity of water-main break, as well as eliminate water-main "dead ends". (See Article 11).

Heavy equipment and trucks used by the Water Division are procured with Water Enterprise funds. Where equipment is shared with the Sewer Division, the costs are shared. (See Article 10(b))

Work continues to replace any remaining unlined pipes. The work will then focus on replacing aging mains or those with a higher break history. Engineering has a program plan for this work and its project list is shortening. Because of the age of some parts of the system (Massachusetts Avenue, for instance, is over 100 years old), some of the work cannot be completely understood until it is begun and the actual site conditions are revealed.

The Engineering Division has documented the materials, age, and break history of our water mains and uses that information as well as material sampling (when appropriate) to determine replacement and rehabilitation, as well as suitable methods therefore. Some of the "out year" funding in the capital plan is still approximate because of the difficulty of actual testing in a working water system (unlike roads which can be analyzed visually and with easily accessible samples, water systems can only be tested by shutting down service to the section being tested (and the residents that section serves) and deep excavation. This is both costly and disruptive, and therefore is performed on as limited a basis as practicable.

Hydrant System

The FY2015 funding for hydrant replacement is evenly divided between Tax Levy funds and the Water-Enterprise Fund. (See Article 10(e)) This Committee continues to encourage replacement at the fastest practical rate to ensure public safety and appreciates that the level of funding proposed for this year is at least what it was last year as that is double what had been the consistent funding prior to last year.

Sanitary Sewer

The sanitary-sewer system (also known as the wastewater system), like the water-distribution system, has sections that date back to the early 1900s. Due to age-related deterioration, some sections are susceptible to storm-water infiltration which increases the total flow to the Massachusetts Water Resources Authority (MWRA) treatment system, resulting in increased charges to the Town, and causing overloading of parts of the system. There is an ongoing program of investigating, evaluating, replacing and repairing sections of the system. (See Article 12(a))

The system has 10 pumping stations that need continual maintenance and periodic updating and which the Sewer Division has been upgrading. In September 2012, the engineering firm Wright-Pierce performed a detailed survey of the pump stations, generating a 20-year repair/replacement plan for the 10 pumping stations. This year's request is initial funding for work that is consistent with those findings. (See Article 12(b))

During the 2011 "Halloween day" snowstorm, several of the pumping stations were without power so even using portable generators, it wasn't possible to keep four of them from overflowing. Therefore, this Committee considers funding and installing of emergency generators at other pump stations should be done as soon as practical. We are pleased to report that DPW has made plans to accomplish that. With a combination of available Capital funds and their Operating Budget, this important enhancement began in FY2013 with the Concord Avenue station. Three pumping stations now have backup electric-power-

generation capability (Main station, Concord Avenue, and Potter Pond) and a comprehensive plan now exists for the remaining stations. The funding request this year is for design of three and construction of one additional stations..

Heavy equipment and trucks used by the Sewer Division are procured with Sewer Enterprise funds. Where equipment is shared with Water Division, the costs are shared. (See Article 10(b))

Dam Repair

The State Department of Conservation and Recreation mandates inspecting every dams that are rated “significant-hazard dams” every five years. An engineering study in 2010 of the Butterfield Dam on Lowell Street revealed significant potential problems with the dam. The 2011 ATM, Article 10(a), funded the Phase I engineering and construction and partial Phase II engineering for that dam. The 2012 ATM, Article 12(g), funded continued Phase II engineering, construction services and the construction of Phase II improvements. Phase 1 is now complete and Phase 2 is being bid this spring. FY2015 funding is requested for design work to correct deficiencies in, and make improvements to, the dam at the Old Reservoir. (Article 10(i))

Storm-Water Drainage and National Pollution Discharge Elimination Systems (NPDES)

Storm drains which line the Town’s streets occasionally fail due to heavy loads passing over them and/or loss of supporting soil around them thereby creating holes in the street. In addition, as streets are repaired and repaved, it is frequently discovered that the storm-drainage system is seriously deteriorated. Concurrent drainage system repairs are required to prevent further deterioration of a failing condition and to protect newly paved secondary streets. It is also necessary to study and repair drains where overflow conditions develop and/or complaints are received. (See Article 10(d)) This work is part of a National Program that requires a State permit. New permitting regulations are anticipated that are expected to increase costs and complexities of this work in future years.

Culvert Repair

There are more than 50 culverts in Town and many are near, or at, failure. Occasionally a culvert not on a public roadway is discovered following a major rain event. The on-going culvert inspections are confirming a need for replacement and extraordinary repairs. This is a companion program to the on-going Watershed Management Plan. The 2011 ATM, Article 7(s), appropriated \$65,000 for the review, design, and permitting for repairs to the three culverts under the access road to the Hartwell Avenue Compost Facility. The 2012 ATM, Article 12(d), appropriated \$390,000 for replacement of those three culverts and for D&E for repairs to culverts identified in storm-drainage studies. Two additional culverts have been replaced this year (Concord Avenue and at the entrance to the compost facility). Two additional culverts are in design. Additional funds are being requested this year to continue this work. (See Article 10(j))

Comprehensive Watershed Storm Water Management Systems

The Town must maintain its 18 brooks, three watersheds, and its numerous wetlands in a condition such that they do not reduce the volume of water that can be handled by our storm-drainage systems. Sediment and broken tree limbs impede the flow of water and cause flooding and damage to private property, thus creating liabilities for the Town. (See Article 10(f))

Public Grounds

The Town has approximately 630 acres of land of which approximately 110 acres are in parks, playgrounds, conservation areas, athletic facilities, school grounds, and historical sites. In addition, Town staff administers and maintains four cemeteries with a combined area of a little over 30 acres. The Forestry staff maintains approximately 10,000 trees along roadways and an indeterminate number of trees, shrubs, and plantings on Town-owned land.

This year's request is for the renovation of the gazebo at Hastings Park. (See Article 8(c))

Minuteman Bikeway

The 11-mile Minuteman Bikeway, which was opened in 1993, runs from the Alewife MBTA Station to the railroad Freight House in Bedford. About half the total length of the Bikeway lies in Lexington. The DPW's Public Grounds Division maintains the Lexington segment.

The Town's 5-Year Capital Plan indicates that a request will be made in FY2016 for repairs to the bridge carrying the Bikeway.

DPW Equipment

DPW has 167 pieces of equipment, of which 90 pieces had an individual acquisition cost in excess of \$25,000; therefore, their replacement would normally be subject to this Committee's review. the replacement value for the equipment today is approximately \$8 million.

DPW has developed a well-conceived program of replacing the older, less fuel-efficient and high-maintenance-cost equipment with standard, off-the-shelf vehicles and equipment that will last longer and cost less to maintain and operate. Equipment replacement when acquisition costs are under \$25,000, and all automobiles, is funded with operating funds. The current 5-year equipment-replacement schedule projects annual costs between \$700,000 and \$803,000 per year, in FY2014 dollars. FY2015 requested procurements are consistent with that replacement schedule. (See Article 10(b))

DPW 5-Year Capital Appropriation History (All Sources)

	FY2010	FY2011	FY2012	FY2013	FY2014
Capital using Tax Levy & Chapter 90 Funds					
DPW Equipment	\$520,923	\$400,384	\$365,000	\$595,000	\$349,000
Street Improvements & Easements ¹	\$1,238,125	\$1,376,578	\$1,546,602	\$4,026,000	\$2,814,238
Street light/Traffic lights/Traffic mitigation	\$50,000	\$217,000	\$87,000	\$125,000	\$125,000
CBD Streetscape				\$240,000	
Battle Green Area Improvements				\$203,845	
Town-wide Culvert Replacement				\$390,000	\$390,000
Drainage/dams/brook cleaning	\$160,000	\$270,000	\$770,000	\$600,000	\$340,000
Sidewalk/bikeway improvements		\$340,000	\$200,000	\$550,000	\$3,304,000
Geographic Information System	\$84,000				
Street Acceptance—Pitcairn Place	\$125,000				
Comprehensive Watershed Study & Implement	\$110,000	\$110,000	\$50,000	\$165,000	\$390,000
Hydrant Replacement	\$25,000	\$25,000	\$25,000	\$25,000	\$50,000
Public Grounds			\$35,000		\$15,000
Tax Levy & Chapter 90 Totals	\$2,313,048	\$2,738,962	\$3,078,602	\$6,919,845	\$7,777,238
¹ FY2013 includes \$175,000 of D&E & \$1,500,000 of construction for Grove Street & Robinson Road work that, although off the site and, thus, is the responsibility of DPW, is in conjunction with the New Estabrook School project.					
Capital using Enterprise Funds					
Sanitary Sewer					
Sanitary Sewer System	\$1,200,000		\$1,200,000	\$1,200,000	\$1,200,000
Pump station upgrades	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
DPW Equipment	\$263,500	\$45,000			\$145,000
Geographic Information System	\$14,400				
Automatic Water-Meter Reading System	\$25,000				
Sewer Sub-Totals	\$1,602,900	\$145,000	\$1,300,000	\$1,300,000	\$1,445,000
Water					
Water Mains Relining & Replacement	\$900,000	\$900,000		\$900,000	\$900,000
DPW Equipment	\$119,000	\$57,420			\$145,000
Automatic Water-Meter Reading System	\$25,000				
Geographic Information System	\$21,600				
Hydrant Replacement	\$25,000	\$25,000	\$25,000	\$25,000	\$50,000
Rehabilitate Standpipes		\$160,000			
Water Sub-Totals	\$1,090,600	\$1,142,420	\$25,000	\$925,000	\$1,095,000
Enterprise-Fund Totals	\$2,693,500	\$1,287,420	\$1,325,000	\$2,225,000	\$2,540,000
Capital using DPW Compost Operating Revolving Fund					
Culvert Replacement			\$65,000		
Revolving Fund Totals	\$0	\$0	\$65,000	\$0	\$0
Grand Total	\$5,006,548	\$4,026,382	\$4,468,602	\$9,144,845	\$10,317,238

Public Facilities

The Department of Public Facilities (DPF) is responsible for the coordination and care of all Town-owned buildings including those under the control of the BoS, Town Manager, Library Trustees, and School Committee. Expenses associated with the DPF staffing, maintenance (including preventative maintenance), custodial services, capital-project management, utilities, landscaping and grounds (at schools only), and building rentals are the responsibility of this department.

The DPF is organized around four areas of responsibility: Administration, Project Management, Facility Maintenance and Repair, and Custodial Services. Administration is responsible for the administration of the Department. Project Management is responsible for major capital renovations and providing staff support to the Town's Permanent Building Committee for new construction. Facility Maintenance and

Repair is responsible for the maintenance and repair of all the facilities listed below. Custodial Services is responsible for custodial services in all those facilities.

This calendar year has required attention to continuing project management of the new Estabrook Elementary School, the major renovations of the Bridge and Bowman Elementary Schools, and the designing/implementation of the first phase of renovation to the newly acquired property at 39 Marrett Road for a Community Center to accommodate the Senior Center programs, expanded programming for all ages in the community, and for the Social Services and Recreation Department staff which manage those activities. Project Management also continues on previously authorized projects with the project for modular buildings at the Lexington High School—which will be executed in two phase over this calendar year and the next. (See this Committee's Report to the November 4, 2013, STM, Article 4, for details on the project, and Article 22 in this report for a supplemental funding request.) There will be significant, continuing, management demands on the Facilities Department as other major and minor projects are being explored in the coming years.

The Estabrook School was completed ahead of schedule—permitting full occupancy, as planned, after last month's school vacation—and that project is proceeding within the budget. (There is still the major demolition of the old school to be accomplished.) The renovated Bridge and Bowman Schools were both available for occupancy last October and that project is anticipated to be completed this summer when the final abatement work on the Bridge School is scheduled to be completed.

With regard to the Maria Hastings Elementary School—which is the remaining elementary school that has not yet had a major renovation or replacement—the School Committee submitted a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA) on January 12, 2014, asking for financial assistance from the State to address the significant deficiencies of the school—the primary one being the severe overcrowding. The response by the MSBA is anticipated by this fall and, if the MSBA ranks the project for near-term financial support, within 270 days the Town would need to appropriate its own funding of a Feasibility Study for the work—which usually would entail the matter being brought to a Special Town Meeting.

DPF is responsible for buildings at 23 locations: Town Office Building, Cary Memorial Building, Police Station, Fire Department Headquarters, East Lexington Fire Station, Samuel Hadley Public Services Building, Stone Building (previously used as the East Lexington Library), Cary Memorial Library, Visitors Center, Council on Aging Facility (Senior Center in the Muzzey Condominiums, 1475 Massachusetts Avenue), Community Center (property at 39 Marrett Road to which the Town took title in December, 2013 and to which a transition of the Senior Center is planned at the completion of the first phase of renovation to that property; see STM Article 3), Westview Cemetery, the Hammond A. Hosmer House, 9 schools, and the Schools Central Administration (in the old Harrington School).

DPF has taken a systematic approach to solving problems that affect both Municipal and School buildings, including roofs, flooring, building envelope, and school paved parking and sidewalk areas. During FY2013, DPF further refined its estimates for these programs, which in some cases should be more on-going maintenance than capital expenditures. However, as the needs exist and the work will be funded using GF cash, the Committee supports these projects being in the FY2014 Capital Budget—although we would look for them eventually to transition into the Operating Budget. (See Article 14(a–c, & e))

This year's request for DPF Capital funding includes a wide range of important work to both enhance buildings to meet the programmatic demands of the programs that occur in them as well as to attend to the extraordinary repairs and maintenance that are essential to extending the useful life of the buildings. See Articles 8(c) & 14 for the specifics.

Public Facilities 5-Year Capital Appropriation History (All Sources)

Program	FY2010	FY2011	FY2012	FY2013	FY2014
Department-wide					
Town-wide Facilities Master Plan				\$65,000	
Municipal					
Public Services Building ¹				\$200,000	
Hosmer House Stabilization				\$381,000	
Library Material Handling System Design			\$100,000		
Building Envelope	\$157,594	\$161,534	\$165,572	\$169,711	\$173,954
Fire Headquarters ²	\$70,300		\$450,000		
East Lexington Fire Station Kitchen Upgrade	\$75,000				
Cary Memorial Library			\$135,000		
Town Office Building Renovation		\$325,000			
Municipal Sub-Total	\$302,894	\$486,534	\$850,572	\$750,711	\$173,954
Schools					
Eval of Middle Schools Science Labs and Performing Spaces				\$35,000	
New Estabrook			\$1,250,000	\$42,342,248	
Diamond Energy Improvements				\$25,000	
Hastings Natural Gas Conversion				\$45,000	
High School Overcrowding Renovations ³			\$175,000	\$400,000	\$362,000
Public Facilities Bid Documents ⁴				\$75,000	\$175,000
Grounds Vehicle				\$80,000	\$80,000
Building Envelope	\$376,500	\$272,400	\$300,000	\$215,000	\$235,000
Mechanical/Elec/Plumbing	\$390,000	\$50,000			
Landscaping/Paving	\$120,000	\$175,000	\$238,347	\$100,000	\$150,000
Interior Renovations	\$305,000	\$174,000	\$75,000		
Bridge/Bownman Renovations		\$750,000	\$21,950,000		
Extraordinary School Repairs ³		\$378,000	\$395,000	\$610,000	\$666,500
Security Standardization					\$370,000
Wall Unit Air Conditioners					\$56,000
Clarke Middle School Bus Loop					\$35,000
Hastings School Kitchen Renovation					\$90,000
Schools Sub-Total	\$1,191,500	\$1,799,400	\$24,383,347	\$43,927,248	\$2,219,500
Grand Totals	\$1,494,394	\$2,285,934	\$25,233,919	\$44,742,959	\$2,393,454

¹ Allowed use of insurance-claim proceeds toward project cost; was not an increase in the project's budget.

² FY2010 fundings were for D&E; FY2012 funding was for repair of the main equipment floor.

³ FY2012 funding for High School Overcrowding Renovations had been appropriated as part of Extraordinary School Repairs, but is separated here as there is follow-on funding in FY2013 & FY2014 for Phases 2 & 3.

⁴ FY2014 includes \$100,000 from the CPF for D&E for the initial build-out at 39 Marrett Road for use as the Community Center.

Recreation

Recreation Department programs are funded from three sources:

- Tax Levy (e.g., used for neighborhood playgrounds, athletic fields, and basketball court improvements)
- Recreation Enterprise Fund (e.g., used for fee-based activities such as Pine Meadows Golf Course, Irving H. Mabee Pool, Old Reservoir, and tennis courts)
- CPA funds (e.g., preservation of recreation facilities, including those for fee-based activities)

Fee collections for Enterprise Fund-based activities are weather dependent and can vary from year to year. The Recreation Enterprise Fund makes an annual debt-service payment of \$100,000 per year for Lincoln Fields (ending in February 2018). It also makes an annual indirect payment to the Town that in FY2015 will be \$233,600.

CPA monies have enabled some large projects to be fulfilled, which otherwise might not have been financially viable. Most recently, the Center Playfields Drainage Project has been funded \$2,392,754 through CPF appropriations in FY2011–FY2013. Significantly, amendments to the CPA that were signed into law on July 8, 2012, now allow CPA funding to replace playground equipment and other rehabilitation work on fields not originally purchased with CPA funds.

At this Town Meeting, Recreation-related funding requests include funds to:

- Replace synthetic turf at Lincoln Field #2. (See Article 8(h)) CPA funds cannot be used for installation of synthetic turf, but are available for grading, underlayment, and related work. (The unusually heavy snow over the past winter has delayed completing the comparable replacement at Field #1 that was funded at last-year's ATM under the same-numbered Article. That replacement, including work on adjacent pathways, is currently projected to be complete by May of this year.)
- Replace athletic equipment at Garfield Playground. (See Article 8(i))
- Grade and crown multipurpose field at Clarke Middle School for proper drainage, and add amenities. (See Article 8(j))
- Resurface Center track and tennis courts, as well as neighborhood basketball courts. (See Article 8(k))
- Replace two pieces of Pine Meadows Golf Club equipment. (See Article 9) The Recreation Department tracks all of its capital-equipment life expectancy based on manufacturers' recommendations, but replacement is based on the actual, observed, condition.

Recreation 5-Year Capital Appropriation History (All Sources)

Program	FY2010	FY2011	FY2012	FY2013	FY2014
Athletic Fields	\$70,000	\$50,000		\$60,000	\$65,000
Park, Playgrounds, & Tot Lots				\$185,000	\$147,500
Pine Meadows Golf Course	\$200,000			\$46,000	\$75,000
Swimming (Old Res & Center)	\$569,000	\$25,000			
Tennis & Basketball					
Center Playfields Drainage		\$875,173	\$911,863	\$605,718	
Town Pool Renovations			\$165,000		
Lincoln Fields Improvements					\$565,000
Totals	\$839,000	\$950,173	\$1,076,863	\$896,718	\$852,500

Schools

Overview

The Lexington Public Schools provide educational, athletic, and club activities for 6,584 students in grades K–12. (A year earlier, the total was 6,507.) Pre-school programs are also offered at the elementary schools. Enrollment figures are those as of October 1st as required by the State's Department of Elementary and Secondary Education (DESE) for each academic year. For October 1, 2012, in the six elementary schools there were 2,924 students (versus 2,875 the year before), in the two middle schools the total was 1,657 (versus 1,641 the year before), and the high-school number was 2,002 (versus 1,991 the year before).

In addition to the six elementary-school buildings, and two middle-school buildings, the high school is a complex of four, freestanding, academic buildings and a field house. Central Office ("Administration") personnel and services are located in what had been the old Harrington School. The maintenance of those fourteen buildings is overseen by the DPF.

The new Estabrook Elementary School opened in February this year and renovations have been performed at the Bowman and Bridge Elementary Schools. The next school that needs attention is the Maria Hastings Elementary School and the School Committee has submitted a Letter of Intent to the DESE to either replace or renovate that school. When the outcome of that request is known, a plan will be developed and funding to execute it will be subject to a future Town Meeting.

School Technology Program

There is a long-term plan to upgrade technology throughout the schools by replacing the oldest computers, peripherals, projection systems, network-delivery systems, and other associated hardware and software to use as enhanced instructional and administrative tools. (See Article 13(b))

Classroom and Administrative Furniture

On an annual basis the school department replaces and/or repairs old or outdated furniture such as student and teacher desks, chairs, tables, filing cabinets and other basic furnishings. In addition to classroom and office furnishings, other system-wide furnishings include conference and cafeteria tables, bookshelves, and storage units. (See Article 13(a))

Equipment

Food-service operations in all schools serve hot and cold meals to thousands of students each school day. It is essential to purchase and maintain equipment for preparing and maintaining cooked items and that provides for safe distribution. The food-service operations are contracted to a private vendor, but the purchase of equipment is the responsibility of the school system.

School 5-Year Capital Appropriation History (All Sources)

Program	FY2010	FY2011	FY2012	FY2013	FY2014
Technology	\$600,000	\$696,000	\$737,000	\$1,002,000	\$1,213,000
Classroom Furniture	\$50,000	\$58,571	\$150,000	\$83,000	\$281,031
Pre-K–12 Master Plan					
Food Service Equipment [†]	\$75,000	\$99,500	\$64,000		
Time Clock/Time Reporting System		\$97,000			\$30,000
Totals	\$725,000	\$951,071	\$951,000	\$1,085,000	\$1,524,031

[†]In FY2012, includes \$30,000 from the Food Services RF.

Information Technology (IT) (Town-wide)

"The Information Technology Department (formerly Management Information Systems) provides technology hardware, services and resources to all Town staff. It also supports the accounting and payroll

applications, along with other core services and applications for both the general government and school department.

“...IT supports, maintains and manages the Town's information technology systems (hardware, software and web sites) that are critical elements of service delivery and program management for all of the Town's departmental operations. This includes: hardware and software support for all information technology activities in all municipal operations; training of end users; the maintenance of financial management hardware and software (MUNIS) that serves town and school departments; electronic mail and internet access; support of the Town's website on the internet and intranet; voice over internet protocol (VoIP) telephone infrastructure and applications; head end management and support; and co-management with School Department IT staff of the Town's metropolitan area network that connects 27 town and school buildings.”

[Brown Book, Page X-24]

There are two requests for capital upgrades to the IT infrastructure. (See Articles 10(o) & (p))

IT 5-Year Capital Appropriation History (All Sources)

Program	FY2010	FY2011	FY2012	FY2013	FY2014
Public Safety Radio Connectivity				\$50,000	
Telephone System Replacements		\$55,000		\$591,000	\$146,000
MIS Technology Improvement Program ¹	\$154,500	\$465,000	\$165,000		\$256,000
Town-wide Electronic Documentation Management System			\$410,000	\$145,000	\$60,000
Totals	\$154,500	\$520,000	\$575,000	\$786,000	\$462,000

¹ FY2011 includes \$55,000 for a MUNIS Financial-Software Upgrade

Affordable Housing [Note: This is new to this Committee's reporting.]

The Capital Expenditures Committee recognizes that to provide for the needs of its residents and to meet the requirements of State law, the Town must plan and budget for the creation of units of affordable housing, in parallel with the continuing private production of market rate homes. Following is a brief primer on the requirements of State law and Lexington's efforts to provide affordable housing.

The **Lexington Housing Partnership (LHP)** is a 14-member board of Town residents appointed by the Board of Selectmen to 3-year terms. The LHP was instrumental in Lexington's adoption of the CPA in 2006, as housing is one of the project categories that may be financed with funding under that Act. The LHP's primary mission is to keep Lexington residents informed of the Town's housing needs and to plan and advocate for the preservation and creation of affordable housing units on an ongoing basis.

The **Lexington Housing Authority (LHA)** was created under Massachusetts General Law, Chapter 121B, Section 3, passed by the State legislature in 1969. Under the statute, municipal housing authorities manage State- and Federally-subsidized housing units and administer Federal housing vouchers to individuals and households who qualify. Four members of the LHA are elected, and a fifth is appointed by the Governor. As of December 2012, the LHA owned or managed 240 units, which include one-bedroom units for elderly or disabled residents at Countryside Village, Greeley Village, and Vynebrooke Village, as well as 18 two-to-four-bedroom units scattered throughout the Town. The LHA also administers 78 housing vouchers, which are used by households to pay private landlords. Depending on the size and type of housing unit, the LHA's wait time for eligible households varies from 1½ to 8 years.

The **Lexington Housing Assistance Board (LexHAB)** is unique to Lexington. It was founded in 1983 by a group of citizens concerned about the need for affordable and transitional housing for Lexington residents experiencing economic difficulties. With initial contributions from the developers of the Brookhaven Life-Care Living Facility and the Potter Pond condominium, LexHAB acquired attached and detached rental-housing units, which now total 64. They are administered by the volunteer 7-member Board, which uses rents to maintain and improve the units as needed. Since Lexington's adoption of the CPA in 2006, Town Meeting has approved annual allocations of CPA funds to LexHAB for the

acquisition of additional units. LexHAB also maintains a reserve fund to be used to purchase units on which the deed restrictions maintaining their affordability may expire.

Massachusetts General Law Chapter 40B, passed in 1969, is the State statute which requires each municipality in the Commonwealth to have 10% of its housing "affordable" as defined by the statute and its regulations. An affordable unit is defined as one that could be purchased or rented by a household receiving income of up to 80% of the Area Median Income (AMI), assuming that the household spends no more than 30% of that income on housing. AMI for the Greater Boston Area is adjusted annually, and varies according to household size. To be maintained as affordable, a unit must be subject to a long-term, preferably perpetual, deed restriction limiting its sale price to the affordable level as determined at the time of sale. To encourage the creation of more rental units, the statute also provides that if a rental-housing development deed restricts 25% of its units, *all* of the rental units will count as part of the town's Subsidized Housing Inventory (SHI), even though 75% of them are actually priced at market rate. To avoid unlawful discrimination, the State requires affordable units coming available to be assigned by a lottery among applicants whose eligibility has been established.

Lexington's SHI. The housing units administered by the LHA and those LexHAB units which have been assigned under the State's lottery procedure all count on Lexington's SHI. In 2007, the completion of the rental complex Avalon at Lexington Hills gave the Town 387 additional rental units, all of which count on the Town's SHI, although only 25% of them are deed-restricted. (Prior to including these units, 7.3% of Lexington's housing was on the SHI.) This put Lexington's affordable housing (per the statutory definition) at 11.2%, making Lexington one of only 50 of the 351 Massachusetts municipalities that have met the statutory 10% requirement. (However, it should be noted that the actual percentage of housing units that are subject to deed restrictions maintaining them as affordable is closer to 5%.)

If the Town's SHI falls below 10% of Town-wide housing units, the statute provides that private developers who deed-restrict 25% of units in their projects may not be subject to the density restrictions of Lexington's zoning bylaw, allowing them to build larger and more densely sited subdivisions than Lexington would otherwise allow. Prior to reaching 10%, Lexington saw such a "40B project" constructed on Lowell Street.

The Community Preservation Act (CPA) provides that 10% of each year's revenue under the Act (i.e., the designated tax surcharge revenue, plus what is now partially matching State contribution, and interest earned on the Community Preservation Fund (CPF)) be allocated for community (affordable) housing. Since Lexington's adoption of the Act in 2006, the Town has relied primarily on the CPF to create and support community housing. The CPC has recommended, and Town Meeting has approved, annual appropriation of funds to the LHA, LexHAB, and the LHP as set out in the following table.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

Town Meeting	Description	Proponent	Amount (\$)
2007 ATM	Replacement of windows at Greeley Village	LHA	228,404
	Construction of affordable units for brain damaged individuals ¹	Douglas House	300,000
	Structural evaluation of Muzzey Condominium (includes 12 affordable units)	LexHAB & Muzzey Condominium Association	26,750
	Subtotal		555,154
2008 ATM	Window replacements at Vynebrooke Village	LHA	158,686
	Purchase of three condominium units at Parker Manor for deed restriction	LexHAB	652,800
	Survey and define affordable housing programs	LHP & LexHAB	25000
	Subtotal		836,486
2009 ATM	Roof replacement at Greeley Village	LHA	320,828
	Purchase of 4 units at scattered sites for rehabilitation and deed restrict	LexHAB	845,000
	Purchase of Leary property on Vine Street (30,022 square-foot portion (0.7 acres)) ²	LexHAB	600,000
	Subtotal		1,765,828
2009 STM (May 6)	Purchase of the 7.93-acres Busa property on Lowell Street. Portion of \$4,197,000 purchase price allocated for the land for affordable housing (about 0.5 acres) versus Open Space (about 7.4 acres) is yet to be determined.	LexHAB	TBD
2010 ATM	Study for replacement of Vynebrook drainage	LHA	10,000
	Replacement of siding at Greeley Village	LHA	386,129
	Purchase of 2 units at scattered sits for rehabilitation and deed restriction	LexHAB	695,000
	Subtotal		1,091,129
2011 ATM	Construction of Vynebrooke drainage system	LHA	364800
	Set aside for purchase of properties as available	LexHAB	450,000
	Subtotal		814,800
2012 ATM	Construction of 4 handicapped accessible units at Greeley Village ³	LHA	810,673
	Set aside for purchase of properties as available	LexHAB	450,000
	Subtotal		1,260,673
2013 ATM	Replacement of doors at Greeley Village ⁴	LHA	172,734
		Total without Busa Housing⁵	6,496,804

¹Remainder of funds raised by the Douglas House

²Purchase price for 14.2-acres parcel was \$1,659,749, of which \$1,059,749 was allocated to Open Space (13.5 acres)

³Total project cost was \$1,110,673 of which \$300,000 was paid by a State grant.

⁴Total project cost was \$190,734 of which \$18,000 was paid by a State Grant.

⁵Reconcilled with entries in the CPA Summary in the Brown Book, Appendix C.

As noted above, the housing units administered by the LHA are subsidized by the State (Greeley Village and Vynebrooke Village) or the Federal government (Countryside Village). However, in recent years State contributions toward the maintenance and improvement of these developments have been inadequate, despite the LHA's annual application for state grants. (For construction of new accessible units in FY 2013, the LHA secured \$300,000 in State funds, and for replacement of Greeley Village doors in FY 2014, \$18,000 in State funds.) CPA funds may be used for the creation and support of housing, including capital improvements. Sums those fund allocated to the LHA have been for capital improvements to keep existing units functional and in compliance with legal standards. The 2012 allocation for the construction of four accessible units in Greeley Village brought it into compliance with statutory accessibility requirements, as well as adding to Lexington's SHI.

Funds allocated to LexHAB have been the primary means of adding affordable units to Lexington's inventory.

In keeping with its original practice of acquiring scattered units throughout town, LexHAB has requested CPA allocations to purchase and rehabilitate individual attached and detached homes, which are then deed-restricted and rented to eligible households.

The CPC has established guidelines with regard to housing purchases with CPA funds, and has capped the amount available for any one purchase and rehabilitation at \$525,000. For FY2012 and again for FY2013, LexHAB requested CPA allocations of \$450,000, in order to have funds on hand to purchase properties when they became available, and not to lose a chance because of the annual Town Meeting appropriation cycle. However, as housing prices in Lexington continue to rise, the opportunities to purchase and rehabilitate properties within the guidelines have become fewer. LexHAB underspent its allocation from FY2012 by \$85,000 and has not yet spent the FY2013 allocation. For FY2014, the CPC voted to recommend another annual allocation of \$450,000, but specified that it should be used for the creation of new units on Town-owned land already designated for affordable housing, rather than for purchase of an additional existing home. Town Meeting rejected LexHAB's application, heeding arguments that the number and style of units on Town-owned land had not yet been determined by the BoS, leaving the project insufficiently specific for funding.

There are two parcels of land purchased by the Town in 2009 with Community Preservation funds that include portions specifically designated for affordable housing: the Leary property on Vine Street and the Busa Farm property on Lowell Street.

The 14.2-acres Leary property was purchased in 2009 with 13.5 acres as open space with 30,022 square feet (0.7 acres) on Vine Street designated for affordable housing—paid for with CPA open-space and housing funds. A committee appointed by the BoS investigated the potential of the parcel and recommended that six attached units be built there. In 2008, Town Meeting rejected a LexHAB application for design funds for this project, and no action is currently pending, although the designated land remains deed restricted for housing.

The 7.93-acres Busa Farm property also was purchased in 2009 with both CPA open-space and housing funds. In response to community demand, about 7.4 acres has been designated as open space, available for farming, and currently leased to the Busa Farm Coalition for development as a community farm. The remaining about 0.5 acre (about 20,000 square feet) on Lowell Street has been designated by the BoS for affordable housing. LexHAB's FY2015 application is for \$750,000, which, when added to the CPA funds it already has on hand, is intended to fund the creation of six housing units, in two buildings, on Lowell Street. (See Article 8(g)) At its meeting on March 10, 2014, the BoS approved LexHAB's proposal, as presented.

LexHAB has one other current project involving the purchase and rehabilitation of an existing home on Fairview Street and the addition of two more units on the same parcel. This project is being funded out of LexHAB's reserve (non-CPA) funds.

Projected Need for Affordable Housing Units. The Lexington Planning Department and the LHP assisted the Metropolitan Area Planning Council (MAPC) in preparing a draft Housing Production Plan

for Lexington, which is currently before the Board of Selectmen. ***(Note: The Plan has not been presented to this Committee and, therefore, this Committee has not vetted it.)***

While allocations for affordable housing have been made each year since Lexington's adoption of the CPA in 2006, the number of new housing units actually produced or in process over that time has averaged less than 2.5 units per year: three at Parker Manor, four at Greeley Village, three on Fairview Street, and seven more at scattered sites. As the data in the Housing Production Plan receives more analysis, it should help the Town to determine what the actual housing needs of its residents are and where the greatest demand for housing will lie, for example, among down-sizing seniors, young families with children, professional couples, etc. With the Plan's preparation, the Town has begun to look more closely at its housing needs, whether funding should continue to come almost exclusively from the CPF, and how to provide the necessary amount of housing while realizing economies of scale and greener building methods. Unless totally funded outside of Town resources, including the CPF, this Committee expects to participate in the evaluation of the housing program and housing projects.

Warrant-Article Explanations and Recommendations

Cites of the “Town Warrant” refer to the “Town of Lexington Warrant for the 2014 Annual Town Meeting”, January 27, 2014. Cites of the “Brown Book” refer to the “Town of Lexington Fiscal Year 2015 Recommended Budget & Financing Plan”, March 3, 2014.

2014 Special Town Meeting, March 24, 2014

<i>STM Article 2: Cary Memorial Building Upgrades</i>	Fund Authorization Requested	Funding Source	Committee Recommends
	\$8,677,400	\$8,241,350 CPF + \$235,230 GF (Cash) + \$200,820 PEG Access RF	Approval (5–0)

“The Cary Memorial Building is a significant and historical building in Lexington. Since its dedication in 1928, it has hosted a range of community events including Town Meeting, Town Elections, Cary Lecture Series and many performances. An authorization of \$60,000 in Community Preservation funds was approved at the 2010 Annual Town Meeting to perform a comprehensive review of the building systems, building and life safety codes, and theatrical and functional capabilities. This Building Evaluation concluded that though the building is well maintained, improvements are needed in several areas: accessibility, support spaces, structural, electrical, mechanical, plumbing, stage, and acoustical and audio visual improvements. The Ad Hoc Cary Memorial Building Program Committee (AHCMBPC) reviewed the recommended scope of work and issued its report to the Selectmen on January 14, 2013. At the 2013 annual town meeting, \$550,000 was appropriated to continue the design process and begin the development of construction documents. In June, 2013, the Selectmen appointed the Ad hoc Cary Memorial Building Renovation Design Committee (ahCMBRDC) to oversee the development of design and construction documents and to oversee the implementation of the recommended design. This FY15 funding request is for the estimated cost of construction for improvements to the Cary Memorial Building.”

[Brown Book, Page XI-14]

See Appendix A for a multi-year, pro-forma financial model prepared by the Town’s Assistant Town Manager for Finance that shows a projection of the revenues and expenditures of the CPF. It was prepared at this time in order to show the effects of approving this project as well as providing the increased funding for the Community Center Renovations (STM Article 3) along with other anticipated big-ticket funding already likely to be presented to the CPC. Within the parameters chosen for the model, projects included in the model, reserves designated, and allocations for projects not included, the model finds that there would be a substantial “Net Balance Available” after all uses in the fiscal year’s consider (i.e., from a minimum of over \$1.8 million in FY2015, then over \$2 million for FY2016, over \$4 million in each of FY2017–FY2020, and over \$5 million in FY2021.

While there has been discussion of deferring this project until after the Community Center is open so as not to deprive the Recreation Department of the space it uses in this building for programming and a small amount of storage, this Committee fully supports completing the multi-year preparation for these upgrades with this construction funding. Further, we endorsed having it presented in this STM so that: (1) earlier contract award and commencement should be feasible, thereby, have the building off-line for two summers and one winter—rather than one summer and two winters—in recognition that the buildings use is lower in the summer than in the winter; and (2) the project doesn’t face what has recently been cited as a 6-6.5% escalation for each year of delay.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

With regard to the competing, very-large, Capital demands that the Town faces in the next decade (e.g., public-safety buildings and school reconstruction/replacement), it is highly unlikely that any significant portion, if any, of those demands would be eligible for use of the CPF; therefore, the two fund streams (CPA surcharge & the Tax Levy—exempt or not from the restrictions in Proposition 2½), are not fungible.

This Committee unanimously recommends this request be approved and that the project proceed on the expedited schedule established for it.

STM Article 3: Amend Article 5 of November 4, 2013 Special Town Meeting, Renovation to Community Center	Fund Authorization Requested	Funding Source	Committee Recommends
	\$6,220,000 [an increase of \$3,051,000 from fall STM]	\$5,797,184 CPF (\$5,346,184 Cash and \$451,000 Debt) [an increase of \$2,951,000] + \$422,816 GF (Free Cash) [an increase of \$100,000]	Approval (5–0)

“Funds were appropriated at the November 2013 special town meeting for the new Community Center. These funds were for design and construction of Phase I improvements to facilitate occupancy of the building, the design of a sidewalk from Marrett Road to the Community Center, and to add the Carriage House to the study of long-term Phase II building improvements needed to support proposed community center services in the process of being identified by the Selectmen-appointed Ad Hoc Community Center Advisory Committee (CACC). The total FY15 funding request will be submitted to the Board of Selectmen on March 10, 2014. At this time, it is known that \$125,000 will be requested for furniture, fixtures and equipment (FF&E) that will be financed from general fund revenue, specifically free cash. The remaining costs, to be determined, will supplement construction funding approved at the November 2013 special town meeting, and will include the costs of additional renovation needs including required improvements to heating, ventilating and air conditioning (HVAC) and the construction of a sidewalk from Marrett Road to the Community Center.”

[Brown Book, Page XI-17]

See Appendix A for a multi-year, pro-forma financial model prepared by the Town’s Assistant Town Manager for Finance that shows a projection of the revenues and expenditures of the CPF. It was prepared at this time in order to show the effects of approving the increased funding for the Community Center Renovations under this Article as well as the Cary Memorial Building Upgrades (STM Article 3) along with other anticipated big-ticket funding already likely to be presented to the CPC. Within the parameters chosen for the model, projects included in the model, reserves designated, and allocations for projects not included, the model finds that there would be a substantial “Net Balance Available” after all uses in the fiscal year’s consider (i.e., from a minimum of over \$1.8 million in FY2015, then over \$2 million for FY2016, over \$4 million in each of FY2017–FY2020, and over \$5 million in FY2021.

Also see the narrative on Page 17 for background leading to this request to increase the authorized funding.

The changes driving the delay and request for additional funding for an increased scope include:

Comprehensive upgrade the HVAC systems to meet the augmented use and occupancy requirement of Phase 1—enhancing ventilation, improving air quality, and increasing energy efficiency

Structural changes (e.g., additional reinforcements to address further-increased loads, moving the bathrooms; and accommodating removal of the sheer wall) necessary to permit a revised layout of the multi-purpose room. The revised design is for a rectangular floor plan to allow increased seating capacity

from 80 to 100 in a banquet-style seating arrangement, which will also accommodate large assemblies or activities like light, senior exercise or dancing;

Cost increases revealed during the further refinement of the plans

Additional furniture, fixtures, and equipment (FF&E) as required to be able to deliver the desired program and a uniformly quality appearance;

Other items that are the basis for the requested increase in funding under this Article are:

An accessible entrance into the Mansion from the patio and replacement of the patio stones with an accessibility compliant surface;

Building envelope extraordinary repairs unknown when cost estimate was approved at the fall 2013 STM (e.g., separation and delaminating of the metal panel system installed around the windows in the 2000 addition).

Also see Article 8(a) for the companion construction, as needed, to have a sidewalk from Marrett Road up to the Community Center.

2014 Annual Town Meeting

<i>Article 7 (4th Fund Only): Establish and Continue Departmental Revolving Funds—PEG Access Fund</i>	Funds Authorization Requested	Departmental Receipts	Committee Recommends
	\$671,000	License Fees from Cable-TV Providers	Approval (5–0)

“To see if the Town will vote, pursuant to Chapter 44, Section 53E½, of the Massachusetts General Laws, to re-authorize the use of existing revolving fund accounts in FY2015...and to determine whether the maximum amounts that may be expended from such revolving fund accounts in FY2015 shall be the following amounts...

DESCRIPTION: ...The fund is credited with only the departmental receipts received in connection with the programs supported by such revolving fund, and expenditures may be made from the revolving fund without further appropriation.”

[Town Warrant]

As this annual Article only provides the required authorization for revolving funds, this Committee normally would not comment on it; however, as the Town intends to pay, in part, for a capital project using \$200,820 from the PEG Access Revolving Fund (see Cary Memorial Building Upgrades, STM Article 2), this authorization is being handled by this Committee as it does with other capital-related matters—which includes our review and recommendation to Town Meeting.

<i>Article 8: Appropriate the FY2015 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories)</i>	Funds Requested	Funding Source	Committee Recommends
	\$4,271,466	\$3,663,190 CPF (Cash) + \$258,000 GF (Free Cash) + \$161,276 GF (Cash) + \$189,000 Recreation EF (RE)	Approval (5–0)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) 39 Marrett Road—Community Center Renovation—Sidewalk Construction	\$100,000	CPF (Cash)	Approval (5–0)

“...the construction of a sidewalk from Marrett Road to the Community Center.”

[Brown Book, Page XI-17]

This will be sidewalk construction, as needed, so that there is sidewalk access from Marrett Road to the Community Center. It is understood the contract for this work will be separate from the contract that would be funded under the companion STM, Article 3.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Visitor Center—Design Phase	\$220,608	\$59,332 CPF (Cash) + \$161,276 GF (Cash)	Approval (5–0)

“The Tourism Committee, working in conjunction with the Public Facilities Department, requests funding to redesign and possibly expand the Visitors' Center to accommodate visitors to Historic Lexington. Originally opened in 1970 in anticipation of the nation's bicentennial, the Visitor Center has served as an information hub to Lexingtonians as well as millions of guests from around the world. Today's visitors seek a different kind of service than they did over five decades ago when this building was built. The programmatic changes being considered include visitor education, space for tour groups, a self-service kiosk, counter space for assisting visitors, veterans' display with visual connection to exterior memorials, retail space, food vending area, new rest rooms, and office space. To realize these goals, a custom exhibit will be designed and constructed that captures Lexington's unique place in American History. The building will be made fully handicapped accessible and provide community meeting space. The last upgrade to the building was when the restrooms were made handicapped accessible 10 years ago, and these facilities suffer from overuse. FY2015 funding is requested for design development and construction documents and represents costs for the scope of work described above. At this time, the Board of Selectmen is still in discussion on whether this scope is warranted. **If funding is approved, it will not authorize design to begin before it receives and reviews program recommendations for the facility.**”

[Brown Book, Page XI-16, **emphasis added**]

This Committee supports that some renovation, and possibly some expansion, is needed to upgrade the Visitor Center so it can properly fulfill some of the needs of the visitors to, and the residents of, our Town. We share, however, with the BoS, that the scope of that work should be on a scope that the BoS has agreed is appropriate. This Committee does not normally support funding one phase of a Capital project unless the results of the prior phase have been vetted—which, in this case, we consider that includes a BoS recommendation on scope. This Committee is willing to recommend approval with the explicit condition (as noted above) that no use of these funds will be authorized until the BoS recommends doing so after the receipt and review of the program recommendations for the facility.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Hastings Park Gazebo Renovations	\$120,000	CPF (Cash)	Approval (5–0)

“This request is for funding for repairs to the Gazebo at Hastings Park, a well-used park that is used for community and private events such as concerts, weddings, picnics, and school and recreation activities. The Gazebo’s railings, stairs and electrical system have been deteriorating over the past few years creating unsafe conditions. Funding will be used to repair and replace the rails, bollards, stairs and electrical system and include painting and caulking as needed. It will also be used for improvements to make the structure handicapped accessible.”

[Brown Book, Page XI-19]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Historical Commission Inventory Forms for Listed Buildings	\$35,000	CPF (Cash)	Approval (5–0)

“This request is for funding to hire a professional preservationist consultant to complete the Massachusetts Historical Commission inventory forms for 157 properties that are listed as "priority" on the Lexington Historical Commission's master inventory of buildings. These properties are listed by the Lexington Historical Commission as significant based on visual review but are provisional since research and documentation have not been done. Under the general oversight of the Historical Commission, detailed research will be conducted and documentation prepared to verify that the structures are indeed historically significant and should be retained on the inventory, or in some cases to determine that a provisionally listed structure should be removed. This project will benefit property owners and/or potential buyers of buildings currently listed on the inventory by providing detailed documentation of the architectural and historical significance of the building and the importance of its preservation. For buildings that are eventually demolished, a permanent, detailed record of architectural and historical significant buildings in the Town will be preserved.”

[Brown Book, Page XI-21]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Battle Green Streetscape Improvements	\$90,000	\$63,000 CPF (Cash) + \$27,000 GF (Free Cash)	Approval (5–0)

“The 2012 annual town meeting approved \$60,000 to undertake a parking, pedestrian and traffic study for the area around the Battle Green. The FY15 request is for engineering services to develop plans and specifications at the 25% design level for improvements in parking, pedestrian flow and traffic flow around the Battle Green. One engineer will be selected for the integrated design for Center Streetscape and Battle Green improvements. Funding for 100% design and construction will be requested in FY2016 to address traffic and pedestrian improvements. This is consistent with recommendation #7 of the Battle Green Master Plan”

[Brown Book, Page XI-19]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Vynebrooke Village Renovations	\$300,551	CPF (Cash)	Approval (5–0)

“The Lexington Housing Authority is requesting funding for the replacement of roofing, siding and exterior doors at Vynebrooke Village. The requested CPA grant is one third of the entire project cost of \$901,653. The remaining \$601,102 will be funded through a grant from the Department of Housing and Community Development. The project will preserve the deteriorating building envelope, improve energy costs and help create a safe and sustainable home for Lexington’s low income residents.”

[Brown Book, Page XI-21]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) LexHAB Set-Aside Funds for Development of Community Housing at the Busa Property	\$750,000	CPF (Cash)	Approval (5–0)

“LexHAB is requesting FY15 funding for the construction of affordable housing on a designated section of the Busa property on Lowell Street. In FY12 and FY13, Town Meeting approved set-aside funds for LexHAB for affordable housing. The organization currently has access to \$535,000 from these two appropriations, and with its FY15 request of \$750,000 plans to build two separate houses, with 2-3 affordable units in each. The houses will face on Lowell Street and will each contain an accessible unit. Advertising and selection of renters for the units will be in compliance with current State requirements, and all units will be included on the Town’s SHI (Subsidized Housing Inventory).”

[Brown Book, Page XI-22]

As noted earlier, the Board of Selectmen at its meeting on March 10, 2014, approved LexHAB’s proposal for two buildings, each containing 3 units.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Lincoln Park Field Improvements (Recreation)	\$620,000	\$200,000 CPF (Cash) + \$189,000 Recreation EF (RE) + \$231,000 GF (Free Cash)	Approval (5–0)

“This request is the second of three phases for the reconditioning of fields at Lincoln Park necessitated by heavy use by the Lexington Public School athletic teams and physical education programs, youth leagues, adult leagues, and residents. Phase I funding was used to replace the synthetic turf field at Lincoln Park #1 which has reached the end of its useful life after having been installed in 2003 as part of the Lincoln Park reconstruction project. This FY15 funding request is for the replacement of the synthetic turf and in-fill materials at Lincoln Park Field #2. Phase III, the replacement of Field #3 is planned for FY2016.”

[Brown Book, Page XI-20]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Park and Playground Improvements	\$65,000	CPF (Cash)	Approval (5–0)

“This project is part of an annual program to update and replace playground equipment at parks throughout Lexington. The goal is to renovate and rehabilitate existing safety surfacing and deteriorating equipment so that all sites will be in compliance with Consumer Product Safety Commission (CPSC), the American Society for Testing and Materials (ASTM) and the Americans with Disabilities Act (ADA).”

[Brown Book, Page XI-19]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Park Improvements—Athletic Fields	\$100,000	CPF (Cash)	Approval (5–0)

“This is an ongoing multi-year capital program to provide adequate and safe field conditions. Town athletic fields are constantly used by neighborhood families, youth and adult groups, and recreation and school programs. Athletic fields see excessive use, and there are safety issues with faulty backstops, uneven turf, uneven infield areas, and drainage. Continued deterioration can lead to injuries and cancellation of games. Safety for all participants is the major concern and improving upon field safety, playability, and ease of maintenance of the fields is the major benefit to all users. This FY2015 funding request is for the multipurpose field at the Clarke Middle School, which was last renovated in 2000. The field will be laser graded and crowned for proper drainage, and site amenities such as signage, trash barrels and benches will be installed.”

[Brown Book, Page XI-20]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Park Improvements—Hard Court Resurfacing	\$85,000	CPF (Cash)	Approval (5–0)

“The FY 2015 request is to resurface, paint and restripe the tennis courts at Gallagher and the Clarke Middle School. It will also replace some tennis equipment such as net posts and center anchors. If the Gallagher tennis courts continue to deteriorate, the Massachusetts Interscholastic Athletic Association (MIAA) could deem them to be unplayable, and the Lexington Public Schools athletic program would have to schedule matches away.”

[Brown Book, Page XI-20]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Parker Meadow Accessible Trail D&E	\$34,500	CPF (Cash)	Approval (5–0)

“This request is for funding the design for a barrier-free access via a passive recreational trail system for members of the public with physical, vision and auditory limitations. This project will meet a goal of Lexington's Open Space and Recreation Plan to make open space accessible to all. The project is a collaborative initiative of private citizens, land stewards, a representative of the Commission on Disability, Conservation, and Recreation. It is expected that the design will yield a project cost estimate which will be the basis for a request for construction funding at a subsequent town meeting.”

[Brown Book, Page XI-20]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) CPA Debt Service	\$1,600,807	CPF (Cash)	Approval (5–0)

[Town Warrant]

a. Wight Farm Purchase: \$434,633. The Wright Farm purchase, approved at the 2012 ATM under Article 9, provided for the \$2,950,000 purchase price plus incidental costs. Last month a 10-year bond in the amount of \$2,950,000 was issued. This request is for what will be the first principle & interest (P&I) payment due on that bond next February.

b. Community Center Acquisition: \$1,089,774. The purchase of the property off Marrett Road, approved at the March 18, 2013, STM, provided for the \$10,950,000 purchase price plus incidental costs. Of that, \$7,390,000 was attributed to the CPF. Last month a 10-year bond was issued for \$10,950,000 with, once again, \$7,390,000 attributed to the CPF. This is request is for what will be the CPF portion of the first P&I payment due on that bond next February.

c. Community Center Construction (Phase 1): \$9,300. At the November 4, 2013, STM, the initial appropriation for that work was estimated at \$3,169,000 of which \$2,846,184 was attributed to the CPF—which was fully funded by CPF cash. At this STM & ATM, an additional \$3,151,000 will be requested (STM Article 3 & ATM Article 8(a)) to complete the funding of the latest estimate of that work. Of that, \$3,051,000 is attributed to the CPF. It is proposed that \$2,600,000 of that be funded by CPF cash and that the \$451,000 be debt financed—with the expectation that would initially be with a BAN. This request is for the anticipated interest-only expense that will be due next February when the BAN matures.

d. Cary Memorial Building Upgrades: \$67,100. At this STM, \$8,677,400 will be requested (STM Article 2) to fund that construction. Of that, \$8,241,350 is attributed to the CPF and proposed to be debt financed—with the expectation that would initially be with a BAN. This request is for the anticipated interest-only expense that will be due next February when the BAN matures.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Administrative Budget	\$150,000	CPF (Cash)	Approval (5–0)

[Town Warrant]

Of the request:

\$50,000 is for the planning, legal, survey and appraisal work associated with the acquisition of open space. Such funds will enable the Conservation Commission to complete the due diligence required to prepare for a land acquisition. While other Town projects use “study monies” to investigate the benefits of a particular project, the Conservation Commission does not have the advantage of this type of lead-time. It must often act quickly to evaluate a property through legal, survey and appraisal work. Without designating these funds for open space planning, the CPC’s charge of allocating a portion of its revenues to open-space preservation would be hindered.

The remaining \$100,000 funds administrative, legal, membership, and advertising expenses. Included are funds for a year-round, 3 days/week administrative assistant (the Town’s GF covers the other 2 days) and \$7,900 for membership in the Community Preservation Coalition, a State-wide, non-profit, organization working on behalf of communities who have adopted the CPA.

If any of these appropriated Administrative Budget funds are not required by the end of the fiscal year, then that balance will become part of the Undesignated Fund Balance and, thus part of the CPF’s total amount available for later appropriation.

<i>Article 9: Appropriate for Recreation Capital Projects</i>	Funds Requested	Funding Source	Committee Recommends
	\$51,000	Recreation EF (RE)	Approval (5–0)

“This request is for funding to purchase two new pieces of equipment for the Pine Meadows Golf Course. One would replace a 1990 three-wheeled Cushman Utility vehicle which can be unstable carrying heavy loads over certain terrain. The vehicle is used on a daily basis for all golf course maintenance projects including top dressing of the greens, tees, collars and aprons, spraying the greens, tees, collars and aprons and fairways, fertilizing the golf course fairways and rough, hauling material for bunker repair. The second would replace a turf aerator purchased in 2000 that is used to aerate the tees, greens, collars and aprons during the season.”

[Brown Book, Page XI-20]

<i>Article 10: Appropriate for Municipal Capital Projects and Equipment</i>	Funds Requested	Funding Source	Committee Recommends
	\$7,749,029	\$3,137,353 GF (Debt) + \$266,500 Water EF (RE) + \$40,500 Wastewater EF (RE) + \$2,447,155 GF (Cash) + \$281,856 GF (Free Cash) + \$961,105 Chap. 90 + \$14,560 Unused Bal Prior Capital Approp.	See Below

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Center Streetscape Improvements and Easements	\$600,000	GF (Debt)	Approval (5–0)

“At the 2012 Town Meeting, funding was approved to bring the center streetscape design from conceptual design to the 25% design stage. The 25% design plans are currently in production and included numerous stakeholder meetings to help mold the plan. This FY15 request is for detailed design and the development of plans and specifications necessary for bidding. The construction phase is likely to include the restoration, removal and replacement of the forty-year-old brick sidewalk along the northerly side of Massachusetts Avenue from Depot Square to the Town Office Building, streetscape improvements, and improved lighting.”

[Brown Book, Page XI-6]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) DPW Equipment	\$700,000	\$428,440 GF (Debt) + \$216,500 Water EF (RE) + \$40,500 Wastewater EF (RE) + \$14,560 Unused Balance from Prior Capital Appropriation	Approval (5–0)

“This is an annual request to replace equipment that is beyond its useful life and whose mechanical condition no longer meets work requirements. The Department of Public Works has an inventory of 146 pieces of equipment including sedans, hybrid SUVs, construction vehicles and specialized equipment used to mow parks, plow snow, repair streets and complete a variety of other projects. Without regular equipment replacement, the efficiency and cost effectiveness of the DPW's operations would be handicapped due to equipment down time and excessive repair costs. The FY2015 request, broken down by funding sources, is shown in the following table.

	General Fund	Water	Sewer	Total
F450 w/ utility body, lift gate and plow	\$ 9,000	\$ 40,500	\$40,500	\$ 90,000
HD Rack Body Dump	\$ 150,000			\$ 150,000
10 Wheel Hook Bed Dump	\$ 275,000			\$ 275,000
10 Wheel Dump	\$ 9,000	\$ 176,000		\$ 185,000
	\$ 443,000	\$216,500	\$40,500	\$700,000

[Brown Book, Page XI-6]

The original authorization of the debt financing of which there is an unused \$14,560 balance in the bond proceeds which are proposed for appropriation under this Article was the 2011 ATM, Article 10(b), DPW Equipment.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Street Improvements and Easements	\$3,216,029	\$2,254,924 GF (Cash) + \$961,105 Chapter 90	Approval (5–0)

“This is an annual request for the street resurfacing and maintenance program. Funds will be used for design, inspections, planning, repair, patching, crack sealing and construction of roadways as well as repair and installation of sidewalks. Roadways are selected for work using a pavement management system which is updated on a regular basis. Funding is included for data collection, analyses, traffic calming requests, complete street evaluations, and developing plans for traffic mitigation and improvements town-wide. \$100,000 of the requested funding is specifically for a portion of the cost for a trial program of traffic calming measures on Shade Street. The components of funding are shown in the following table.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

	FY15 St. Improvements
2001 Override Increased by 2.5% per year	\$ 608,840
Maintenance of unallocated revenue from FY12 Revenue Allocation Model	\$ 281,234
Maintenance of unallocated revenue from FY13 Revenue Allocation Model	\$ 164,850
FY14 Health Insurance Savings	\$ 1,100,000
Additional Tax Levy Funding- Shade Street Traffic Calming	\$ 100,000
Estimated Chapter 90 Aid	\$ 961,105
	\$ 3,216,029 ”

[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Storm Drainage Improvements and NPDES Compliance	\$340,000	\$270,000 GF (Debt) + \$70,000 GF (Free Cash)	Approval (5–0)

“This is an annual request to replace and supplement existing storm drain infrastructure. \$70,000 of the request is to fund the design of projects and programs that will meet requirements imposed on the Town by the US Environmental Protection Agency’s NPDES illicit discharge detection and elimination program, and implement best management practices (BMPs), e.g., installations and retrofits. The remaining \$270,000 of the request is for the repair/replacement of drainage structures encountered during the road resurfacing program as well as repair of other drainage areas of concern in town including but not limited to trouble spots in the watersheds of the Vine Brook, Mill Brook, Beaver Brook, and Kiln Brook; and, other work identified during the NPDES investigation work.”

[Brown Book, Page XI-7 & 18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Hydrant Replacement Program	\$100,000	\$50,000 GF (Free Cash) + \$50,000 Water EF (RE)	Approval (5–0)

“This is an ongoing replacement program designed to maintain the integrity of the fire protection system by replacing faulty hydrants throughout town. A list of hydrants needing replacement each year is generated during the annual inspection and flushing of hydrants by the Water Department and the Fire Department. The target goal is to replace approximately 40 hydrants per year. A total of 191 hydrants of the total 1,500 in the system have been replaced to date. Hydrants typically have a 50 year life unless they are damaged.”

[Brown Book, Page XI-19]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Comprehensive Watershed Storm Water Management Study and Implementation Measures	\$390,000	GF (Debt)	Approval (5–0)

“This is an annual request to fund watershed stormwater management projects. It is a product of collaboration between the Department of Public Works and the Conservation Commission Division in an effort to prevent damage to private property and Town infrastructure. Watershed studies have been completed for the three watersheds in the Town: Charles River, Shawsheen, and Mystic River. This

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

capital request is for design of priority projects identified in these studies which may include Clematis Brook at Valleyfield Road and Whipple Brook areas. Design work is currently underway for construction of the Willard Woods Improvements identified in the Shawsheen study.”
[Brown Book, Page XI-7]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Massachusetts Avenue Intersections’ Improvements and Easements	\$500,000	GF (Debt)	Approval (5–0)

“At the 2010 annual town meeting, \$125,000 was authorized to fund 25% design of improvements at major intersections on Mass Ave at Marrett Road, Maple Street, and Pleasant Street to address traffic congestion and associated safety concerns for vehicles, cyclists, and pedestrians. In anticipation of state construction funding through the Transportation Improvement Plan (the TIP) of the Mass. Department of Transportation (DOT), \$500,000 is being requested for the remaining design and development of bid specifications as required by DOT for eligibility for state funding. In the absence of full or partial TIP funding, these projects will be deferred or scaled back.”

[Brown Book, Page XI-7]

The Town has just been notified that this project is #6 on this year’s TIP list of accepted municipal projects; however, as the MassDOT does not yet know what funding will be available, no commitment has been made by the State to fund the project’s construction. The Town is asking Town Meeting to appropriate this requested funding to bring us to final design so MassDOT knows the Town has already made that financial commitment—where others on the list may not have yet done so—and to be able to move ahead with the project as soon as practical.

This Committee supports the project and endorses the appropriation request now as a sign of the Town’s commitment to the project.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Sidewalk Improvements and Easements	\$400,000	GF (Debt)	Approval (5–0)

“This is an annual request to rebuild and/or repave existing asphalt sidewalks that are deteriorated and to construct new sidewalks. Sidewalk improvements will support and enhance pedestrian safety and the Safe Routes to School Program. All work will be ADA compliant.”

[Brown Book, Page XI-7]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Dam Repair	\$150,000	GF (Debt)	Approval (5–0)

“Pursuant to dam inspection reports required by the Massachusetts Department of Conservation and Recreation’s Office of Dam Safety, repairs to the dam at the Old Res are needed to insure the long term stability of the structure. Funds requested here are for design and cost estimates for these repairs. Construction funding will be requested for FY16 based on design estimates.

[Brown Book, Page XI-7]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Town Wide Culvert Replacement	\$390,000	GF (Debt)	Approval (5–0)

“This is an annual program request. Ongoing culvert inspections indicate the need for a replacement program for many of the older culverts in town. Locations have been identified in the Charles, Shawsheen, and Mystic River watershed management plans. Replacing these culverts will allow for continuous and safe road access as well as proper storm water flow to avoid flooding. This funding request is for design, permitting, bidding, and construction.”

[Brown Book, Page XI-8]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Town Wide Signalization Improvements	\$125,000	GF (Debt)	Approval (5–0)

“This annual request is for funds to update traffic and pedestrian signals identified through a signal inventory and compliance study that was funded at the 2011 annual town meeting that included assessments of ADA compliance, signal condition and signal timing. Possible improvements may include the Brookside Avenue and Waltham Street intersection.”

[Brown Book, Page XI-8]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Traffic Island Renovation	\$83,000	GF (Free Cash)	Disapproval (3–2)

“The Board of Selectmen has identified the Hartwell Avenue commercial corridor as a key area of economic development for the Town. Working with the Economic Development Advisory Committee and the Town’s Economic Development Director, the Board has endorsed a number of initiatives to improve the marketability of this commercial district including adding a pedestrian walkway, Alewife Shuttle Service, a daily food truck program for area employees, and undertaking a comprehensive engineering study to support future infrastructure improvements. This request is to upgrade the gateway to the Hartwell commercial district, a high priority of the Hartwell property owners.

“The Town has been granted permission from the Massachusetts Department of Transportation (which owns the right of way) to upgrade and maintain the landscaping at the intersection of Bedford Street and Hartwell Avenue. The island is in disrepair and needs renovation in order to improve functionality and aesthetics. The proposed work will include re-grading and installing new pathways and landscaping. Ongoing maintenance is expected to be performed by a combination of in-house staff and volunteers.

[Brown Book, Page XI-21]

The request is for \$8,000 of D&E and \$75,000 of contracted effort; however, not included is the imputed cost of the significant work that will be done by the DPW staff. (Estimate cites Demolition, Site Preparation, & Rough Grading of 19,825 sq ft and Placement of Planting Soil (12" depth) for Shrubs). The work will be done on the large “jug-handle” island (17,075 sq ft) and three smaller island on Hartwell Avenue (totaling 2,750 sq ft), all at the intersection with Bedford Street.

*A majority of this Committee **disapproves** of this request for several reasons. First, this is a signaled intersection without signage related to the Hartwell Avenue commercial corridor (which is prohibited by the Massachusetts Department of Revenue as the islands are in the State right of way). Enhancing the islands beyond a simple clean-up is not considered key to the identification of the corridor as motorists and walkers would not be focused on the islands, in any case, as the demands of trying to traverse that*

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

intersection are what have their attention. Next, for the Town to spend even \$83,000 is considered an extravagance and, properly considering the true imputed cost of the DPW responsibility—which is not insignificant (perhaps bringing the total at least closer to \$100,000)—further exacerbates the concern. Next, as we don't question that DPW already has its hands full, any such diversion of effort from its current workload is not viewed as a wise choice.

Given that the intent of this article is to improve the marketability of this commercial district, two members of this Committee support the aesthetic improvements to an area that currently is notably unattended. They believe this modest investment is worthy of support to enhance further development of the Hartwell commercial district.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Ambulance Replacement	\$250,000	\$185,000 GF (Debt) + \$65,000 GF (Free Cash)	Approval (5–0)

“The Fire Department maintains three (3) ambulances in its fleet. Each ambulance is rotated approximately every three years. The newest ambulance is run as the primary ambulance, responding to all calls from the Bedford Street Station. The second ambulance is used when the primary ambulance is committed to a call or as the primary ambulance from the East Lexington Station during peak hours (M-F 8am-6pm). The third ambulance is used as a mechanical backup, and staffed during special events (Patriots Day, July Fireworks, etc.). The oldest ambulance is typically replaced when it has accumulated more than 100,000 miles and performed more then 9,000 emergency transports. The ambulance to be retired from the Department is a 2006 model.”

[Brown Book, Page XI-5 & 21]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Heart Monitors	\$105,000	GF (Cash)	Approval (5–0)

“This request is to replace three current 12-lead EKG monitors/Defibrillators that are 5-7 years old (the expected lifespan). The monitors have gone through a series of software updates over the last few months to increase their reliability, but the patient care software the Department uses is not fully compatible with the current monitors.”

[Brown Book, Page XI-21]

Since last purchasing these devices, the Fire Department has changed the electronic patient-care report (ePCR) software, and the interface between the monitors and the computers has not been seamless. These monitors are a critical piece of life-saving equipment and, as an Advanced Life Support service, are required.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) Replace Town Wide Phone Systems – Phase III	\$260,000	GF (Debt)	Approval (5–0)

“This is a request for Year 3 of a multi-year program to replace phone systems in town and school buildings as the systems reach their end of useful life. At the 2008 Annual Town Meeting, \$30,000 was appropriated to fund an assessment of existing phone systems in town and school buildings. This assessment, which was completed in the summer of 2011, recommended that upon reaching end of useful

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

life, existing systems be replaced with voice over internet protocol (VOIP) systems that will operate on the Town's wide area fiber network. The FY2013 Phase I request included funding "core devices" to support all new VOIP systems proposed for replacement including Lexington High School, Cary Memorial Building, Westview Cemetery, the sewer pump station, and the recycling building. (Included in the capital requests for the Bridge, Bowman and Estabrook schools was funding for the installation of VOIP systems that will be supported by the "core devices" referenced above.) The FY14 Phase II request of \$146,000 was approved to replace telephone systems that support the School Administration Building, Fire Headquarters, the East Lexington Fire Station, and the Human Services Department. This request for \$260,000 is for the replacement of the phone systems at the Clarke and Diamond Middle Schools."
[Brown Book, Page XI-6]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(p) Network Redundancy and Improvement Plan—Phase II	\$140,000	\$38,913 GF (Debt) + \$13,856 GF (Free Cash) + \$87,231 GF (Cash)	Approval (5–0)

"This request is for funding of a multi-year program to improve the resiliency of the town wide fiber network and provide better networked services. FY14 funding was approved to provide wireless access to select municipal buildings (Town Hall, Police Dept. and the Public Services Building) including the purchase and installation of the access points, security reprogramming of the network, and the addition of network drops. This request of \$140,000 is for the design, engineering and installation of alternative fiber optic pathways and hardware needed to connect to the fiber."
[Brown Book, Page XI-7 & 21]

<i>Article 11: Appropriate for Water Distribution System Improvements</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$900,000	\$293,000 Water EF (Debt) + \$607,000 Water EF (RE)	Approval (5–0)

"This is an annual request for funding of an on-going program to replace unlined or inadequate water mains and deteriorated service connections, and to eliminate dead ends in water mains and includes funding for design/engineering and construction. Unlined water mains are subject to corrosion which results in restricted flow and degradation of drinking water quality. Possible locations of water main repair and replacement include Massachusetts Avenue from the Arlington Town Line to Oak Street or the Prospect Hill Road area. Part of these project costs may be eligible for financing through an MWRA grant/loan program."
[Brown Book, Page XI-10]

<i>Article 12: Appropriate for Wastewater System Improvements</i>	Funds Requested	Funding Source	Committee Recommends
	\$1,800,000	\$900,000 Wastewater EF Debt) + \$900,000 Wastewater EF (RE)	Approval (5–0)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Sanitary Sewer System Investigation and Improvements	\$1,200,000	\$900,000 Wastewater EF (Debt) + \$300,000 Wastewater EF (RE)	Approval (5–0)

“This is an annual request for rehabilitation of sanitary sewer infrastructure. Engineering investigation and evaluation will be done on sewers in various watersheds. Work will include replacement or repair of deteriorated sewers and manholes identified throughout Town. Sewage leaks and overflows present a direct danger to the health of the community through transmission of waterborne diseases. In addition, the Town’s assessment by the MWRA for sewage treatment is based on total flow through the meter at the Arlington town line, so excessive flow of storm water in the sewer results in unnecessarily higher sewage bills. Projects may be eligible for MWRA grant/loan program funding. Further identification, prioritization, and repair of sanitary sewer lines in the town to reduce inflow and infiltration into the system has been ongoing in several sewer basins in town that include, but are not limited, to the Kiln Brook Basin/Tophet Swamp area, the Stimson Ave./Grandview Ave. area, the Parker Street/downtown area, and the Saddle Club area. Possible future areas of investigation and removal are the Bow Street area, the Maple Street area, the Woburn Street area, the Bloomfield Street area, Waltham Street / Concord Ave area, and Adams Street area.”

[Brown Book, Page XI-11 & 19]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Pump Station Upgrades	\$600,000	Wastewater EF (RE)	Approval (5–0)

“Lexington has ten sewer pumping stations valued at over \$6 million. This is an ongoing program for upgrade of the stations including bringing them in compliance with federal (OSHA) regulations, equipment replacement and generator installations. The pump stations are evaluated every year to ensure they are operating within design parameters. As the system ages, motors and valves need to be replaced and entryways need to be brought up to current OSHA Standards. Pump failure results in sewer surcharges and overflows, which create a public health risk and environmental damage. This year’s funding may include a full replacement of the pump station at Brigham Road.

[Brown Book, Page XI-19]

As noted earlier, this Committee commends that in addition to other infrastructure work, additional stations will be getting back-up power capability.

<i>Article 13: Appropriate for School Capital Projects and Equipment</i>	Funds Requested	Funding Source	Committee Recommends
	\$1,432,094	\$322,094 GF (Free Cash) + \$1,110,000 GF (Debt)	Approval (5-0)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) System Wide School Furniture	\$261,594	GF (Free Cash)	Approval (5-0))

“This is an annual request for replacement of furniture that has reached the end of its useful life. Many buildings have not been renovated and need to have classroom furnishings replaced. The schools need workstations, office furniture, folding chairs/tables, conference room furniture, bookshelves, storage units and cabinets, kidney tables, library furniture, staff room mailboxes, carts, corkboard and partitions.”

[Brown Book, Page XI-13]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) School Technology Capital Request	\$1,110,000	GF (Debt)	Approval (5-0))

“This is an annual request for technology equipment to support the District’s Strategic Goal of utilizing technology as an instructional and administrative tool. Technology equipment includes technology workstations (desktop computers, laptops, mobile devices), printers/peripherals, projection systems, network head-end equipment, and wireless network delivery systems. This capital request would provide the funding for:

Technology Workstations (Desktops, Laptops, Mobile Devices) - \$575,000: \$485,000 to replace approximately 520 aging computers that will be 5-6 years old during FY15 with up-to-date technology workstations, and \$90,000 allocated as part of a three year plan to equalize the allocation of technology in all six elementary schools.

Individualized iPad initiatives in Grades 8 and 9 - \$170,000: During the 2012-13 and 2013-14 school years, LPS piloted the use of iPads in the 9th and 10th grade. During each of these two years, a group of approximately 50 Grade 10 students and their teachers were provided iPads for use at school and at home. During the current year, 100 9th graders and their teachers were provided iPads for every day classroom use in history and English classrooms. In addition in the summer and fall of 2013, LPS purchased and deployed iPads for all of our Grade 9 teachers. The funding was provided both through the local budget and through an extensive LEF grant for professional development on the use of iPads in educational environments. The \$170,000 requested here is for the continuation of these pilot programs including as follows: (1) providing iPads to a second set of 100 9th graders and their teachers for every day classroom use in history and English classrooms, (2) providing a classroom set of iPads to every 8th grade team at Clarke and Diamond Middle Schools, and (3) providing two classroom sets of iPads for strategic use by two of our high school departments. These pilot programs will be subject to ongoing evaluation to determine their effectiveness and to guide decisions about expansion of the program in future years.

Technology Peripherals - \$35,000: To purchase and replace old printers, document readers, and projection systems throughout the district.

Maintenance and Updating of local area networks (LAN) - \$170,000: to replace end of life switches, upgrade server storage capacity; to provide additional backup and recovery hardware for the District’s

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

computer/network system; to upgrade the wireless network at the high school and middle schools through an additional controller and access points to address the increased use of the mobile devices (laptops, iPads, etc) in these schools.

Interactive Projector/Whiteboards Units - \$160,000: the FY15 request represents the third stage of four stages that will allow the Lexington School District to accomplish its goal by FY16 of having every Grade 3-12 classroom equipped with interactive projector/whiteboard units. Specifically, this request will allow the District to purchase and install interactive whiteboards/projection units in 50 classrooms in Grades 3-12.”

[Brown Book, Page XI-9]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) School Traffic Mitigation for Safety—Analysis	\$30,000	GF (Free Cash)	Approval (5–0)

“An initial Traffic Safety and Mitigation study of school sites commissioned by the School Committee on February 26, 2013. This study identified the need for more detailed analyses including GIS mapping and inventory of topology, signs, crosswalks, and parking spaces at each site as it relates to School Committee policies and Manual on Uniform Traffic Control Devices (MUTCD) standards for schools. This request is year 1 of a three-year program to conduct these analyses and identify mitigation measures that may result in future requests for construction funding. The school sites to be reviewed include Bowman Elementary School, Bridge Elementary School, Estabrook Elementary School, Fiske Elementary School, Harrington Elementary School, Hastings Elementary School, Clarke Middle School, Diamond Middle School, Lexington High School and Central Administration.”

[Brown Book, Page XI-14]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) School AED Replacement	\$30,500	GF (Free Cash)	Approval (5–0)

“Fourteen Automatic External Defibrillators (AEDs) purchased in the year 2000 are beginning to show their age. Funding is requested to replace the 14 AEDs plus install one in the LHS Science building and equip the high and middle school coaches with portable AEDs for sports.”

[Brown Book, Page XI-14]

<i>Article 14: Appropriate for Public Facilities Capital Projects</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$1,541,352	\$1,013,050 GF (Free Cash) + \$339,568 GF (Cash) + \$148,406 GF (Debt) + \$40,328 Unused Bal from Prior Capital Approp.	See Below

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) School Building Envelope and Systems	\$230,000	GF (Free Cash)	Approval (5–0)

This project involves performing annual prioritized design, repairs and modifications to prevent deterioration of school building exteriors and building systems. Proper maintenance of school buildings requires continual investment in the building envelope and building systems. This includes but is not limited to repair of damaged panels and siding, re-caulking and weatherproofing windows and doors, repainting the wood exterior and extraordinary repairs to mechanical systems. Small, individual items such as failure of a specific door or window or small painting projects will continue to be funded through the operating budget. FY 2015 priorities include making extraordinary repairs as required to school buildings including acoustic treatments to meet the needs of students with hearing impairments, educational space modifications from enrollment changes, modifications to the School Finance Offices and moisture/insulation barrier at Clarke Middle School and improved moisture barrier for Diamond Middle School Library. Engineering design and preparation of bid documents are included in the project.”
[Brown Book, Page XI-14]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) LHS Heating Systems Upgrade—Phases 2 and 3	\$75,000	GF (Debt)	Approval (5–0))

“In 2009, the need for a major upgrade to the High School Heating systems was identified by the Facilities Department at projected cost of \$3.65 million. Funds were appropriated at the 2009 annual town meeting to begin limited repairs, which have been completed. Given the shift in capital priorities brought on by the unanticipated need to replace the Estabrook School, the School Committee’s stated priority to move the Hastings School reconstruction forward, and the pending need for the replacement of the High School in approximately 10 years, the recommended scope of the heating system upgrade at the High School has been reduced from initial estimates. This request for \$75,000 is for design and development of bid documents for the revised scope of work which will include improve system reliability and control through the replacement of unreliable pneumatic controls and unit ventilator valve and damper operators. Construction funding to be requested at the 2015 annual town meeting is preliminarily estimated at approximately \$900,000.”
[Brown Book, Page XI-8]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Municipal Building Envelope and Systems	\$178,302	GF (Cash)	Approval (5–0)

“This ongoing capital request, originally approved for funding in the 2006 operating budget override, includes repair/replacement projects for the maintenance and upgrade of municipal buildings and systems. Repairs to roofs, windows, mechanical and electrical systems, and interior finishes are required on a continual basis to maintain town facilities for their intended function. The public building infrastructure will always need to be maintained, repaired, and upgraded to prevent structural deterioration and avoid safety hazards. The projects within this program do not increase the size of the public building stock and therefore do not result in increased utility usage or maintenance costs. One project already identified for funding in FY2015 is for extraordinary repairs to Cary Memorial Library, including ceiling system replacements and interior painting.”
[Brown Book, Page XI-15]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Extraordinary Repairs/Replacements/Upgrades	\$423,750	GF (Free Cash)	Approval (4–1)

School Building Flooring Program (\$125,000)

“This is a multi-year project that will replace carpet, vinyl tile, and ceramic tile flooring systems are beyond their useful life. Flooring systems must be replaced periodically to insure the surfaces are safe and cleanable. Worn or broken flooring creates a tripping hazard, can provide harborage for bacteria and water, and is difficult to clean. Smaller repairs of flooring components are funded through the operating budget.”

[Brown Book, Page XI-15]

School Window Treatments Extraordinary Repair (\$50,000)

“This request is for the final year of a four year program to make extraordinary repairs to unreliable, high maintenance horizontal blinds or replace them with low maintenance solar shades to improve energy efficiency and also control sun glare in the educational space. Smaller repairs of window treatments components are funded through the operating budget.”

[Brown Book, Page XI-15]

School Interior Painting Program (\$153,750)

“This is a multi-year project for a school building interior painting program with the intent of systematically repainting interior surfaces on a 7 to 10 year schedule. Elementary school interiors are occasionally painted through PTA planning of community volunteers. The Middle Schools and High School have not had interior painting done for many years. This painting program will enable DPF to plan for and implement annual summer painting projects that will improve maintenance and cleanliness of building interiors. Projects will be identified annually with input from school administrators. Small painting projects are funded through the operating budget.”

[Brown Book, Page XI-15]

Middle School Nurses Stations (\$45,000)

“This request is for funds to modify the spaces allocated for nurses at both Middle Schools to better align them with the kinds of services provided. Both nurses’ stations need to have an area for nurses to meet privately with students, but also allow the nurse to monitor other areas where students may be resting or waiting for parents. Additional sinks are required for hand washing and routine hygiene.”

[Brown Book, Page XI-17]

Renovation and Update of Diamond Kitchen and Cafeteria (\$25,000)

“The Diamond Middle School cafeteria and kitchen need to be redesigned and renovated to accommodate the number of students now attending the school. Funding for design documents is requested for FY2015, with construction funding anticipated in FY2016.”

[Brown Book, Page XI-17]

Clarke School Gymnasium Dividing Curtain (\$25,000)

“A dividing wall in the Clarke School gymnasium - intended to create two separate activity spaces - had long been inoperable and was removed during the summer of 2012. In the absence of the dividing wall, physical education staff place gym mats and rolls down the center-line, creating a imperfect barrier when needed. The pseudo-wall keeps student activity and equipment (balls, pucks, etc.) isolated to one half of the gymnasium, while students in the other half are engaged in an alternate or mirror activity. With the student population at Clarke having grown from 750 students to 870 students over the past 3-4 years, there is a heightened need to install an operable dividing curtain. This request is for funding to purchase and install that curtain.”

[Brown Book, Page XI-17]

As this is aggregation of program and discrete projects and none of the “programs” (flooring, window treatments, and especially interior painting) have a statement that any single job would have a cost of at least \$25,000 (the Capital threshold), one member of this Committee is opposed to the whole sub-Article. (The member supports the other three elements as they are viewed as being discrete projects.)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) School Paving Program	\$100,000	GF (Free Cash)	Approval (5–0)

“This project requests funds for design and construction to maintain school parking and paved pedestrian surfaces in a condition suitable for public use. In the last seven years paving improvements have been implemented at Estabrook, Bridge, Bowman, Fiske, Hastings, Diamond, and Central Administration buildings. In addition, improvements were made to various school buildings to remove access barriers identified in the ADA Survey completed in 2011. In the absence of as yet identified needs, the FY15 request is likely to be used to perform extraordinary repairs to sidewalks on school grounds. Locations considered for work to be performed include the Harrington and Fiske Schools. This project also includes engineering design and development of construction bid documents. The Department of Public Facilities and the Department of Public Works Engineering partner on these projects to utilize the DPW paving bids.”

[Brown Book, Page XI-15]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) East Lexington Fire Station Physical Fitness Room	\$75,000	GF (Free Cash)	Approval (5–0)

“This project is to build a room on the apparatus floor of the East Lexington Fire Station that is atmospherically controlled so firefighters can exercise in the station close to their emergency equipment for rapid response to calls. Physical fitness equipment presently is located on the apparatus floor, shared with trucks and the firefighting gear. This space is hot in the summer, cold in the winter and smells of diesel exhaust and remnants of fire particulates off the members' protective gear after working fires. There needs to be an atmospherically-controlled space for firefighters to use to stay physically fit.”

[Brown Book, Page XI-16]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Public Facilities Bid Documents	\$75,000	GF (Free Cash)	Approval (5–0))

“This is an annual request for funding of professional services to produce design development, construction documents, and/or bid administration services for smaller school projects in anticipation of requests for construction funding at town meeting that have a high probability of approval. This will insure that the projects can be completed in the then-current construction season, which is particularly important for the timely completion of such projects given the short window between the end of school in June and the beginning of school the following August.”

[Brown Book, Page XI-16]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Middle School Science, Performing Arts and General Education Space	\$40,000	GF (Free Cash)	Approval (5–0))

“This request is for funding to evaluate the use of existing educational space in both middle schools to determine what opportunities exist for improving space utilization to better deliver educational programs

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

and accommodate increasing enrollments. The two middle schools were renovated approximately 11 years ago. Currently there are concerns from the school administrators that the laboratories and auditoriums no longer adequately support the middle school science and performing arts programs, and that the systems, equipment, and space plan should be evaluated for alignment with the educational program. In addition, increasing enrollment in elementary schools indicate increased middle school enrollments in FY 2017. This request is for funding in FY 2015 to study space utilization and make a recommendation for FY 2016 funding to address identified space needs.”

[Brown Book, Page XI-16]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Clarke School Elevator Upgrade	\$275,000	\$73,406 GF (Debt) + \$161,266 GF (Cash) +\$40,328 Unused Balances from Prior Capital Appropriations	Approval (5–0)

“This project would increase the interior dimensions of the Clarke Middle School elevator to make it compliant with current handicapped access codes. The elevator does not have the minimum dimensions that allow for a mobility-impaired individual to maneuver inside the cab. As a result, impaired individuals may require assistance to operate the elevator. The Lexington Commission on Disability has made the upgrade a priority.”

[Brown Book, Page XI-8]

The original authorizations of the debt financing of which there is an unused \$40,328 balance in the bond proceeds which are proposed for appropriation under this Article were the following:

Original Debt Authority	Description	Unused Amount
2009 ATM Article 19(c)	LHS Heating System Upgrade	\$371.00
2011 ATM Article 13	Clarke Middle School Paving Improvements	\$10,295.00
2010 ATM Article 8(l)	Repairs, Remodeling to Town Office Building	\$1,438.00
2008 ATM Article 14(b)	Park Improvements—Athletic Fields	\$358.00
2003 ATM Article 8(i)	Landfill Closure	\$11,862.00
2009 ATM Article 15(c)	Comprehensive Stormwater Mgmt Watershed Study	\$180.00
2011 ATM Article 13(b)(ii)	Estabrook School Street Related Improvements	\$121.00
2011 ATM Article 13(k)	Repair of Fire Station Floor	\$1,130.00
2011 ATM Article 14	Street Betterment (Frances Road)	\$14,573.00
Total		\$40,328.00

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Clarke School Auditorium Audio Visual System	\$69,300	GF (Free Cash)	Approval (5–0)

“The Clarke School auditorium is heavily used by students, staff and community members, including School Committee meetings. The current sound system that serves this space is original to the building and has significant reliability problems. Given the condition of the system, there are concerns that the entire system may fail. Staff has been advised by contractors to avoid adjustments to the outdated wires and parts. A new sound system will enable meetings, performances, and presentations to be heard without

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

excessive static, feedback and knocking. This funding request is for the replacement of the entire sound system and plus the addition of a projection system to facilitate visual presentations.”

[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Fire Station Headquarters Design	<i>N/A</i>	<i>N/A</i>	Indefinite Postponement (5–0)

“The Board of Selectmen is evaluating a privately owned parcel as a potential site for a fire headquarters to replace the main station. While this evaluation is not anticipated to be completed for the Annual Town Meeting, it may be presented at a special town meeting this Spring. The existing station was built in 1947 and is too small to house the apparatus and all the functions that are required to be staffed in the building. A structure is needed that is large enough to safely house 5 pieces of fire apparatus, two ambulances and several auxiliary vehicles; living quarters for twelve personnel; areas to conduct interviews, plan reviews, meetings and training; office space for nine staff; and room for supplies and records. There is currently insufficient parking for staff and the public who come to the Fire Department for service or emergencies. The station is not energy efficient with leaking windows, doors and apparatus bay doors. Water leaks into the 2nd floor through the cornices at the roofline, and mold is growing in the basement from water infiltration. A water cleansing system was installed behind the station to filter contaminants from ground water leaching in from the old gas station that was located across the street.”

[Brown Book, Page XI-17]

At the time of this report, no site has been selected.

<i>Article 16: Rescind Prior Borrowing Authorizations</i>	<i>Amount for Rescission</i>	<i>Original Funding Source</i>	<i>Committee Recommends</i>
	\$323,830.78	Debt Authorization	Approval (5–0)

“To see if the Town will vote to rescind the unused borrowing authority voted under previous Town Meeting articles; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

DESCRIPTION: State law requires that Town Meeting vote to rescind authorized and unissued debt which is no longer required for its intended purpose.”

[Town Warrant]

At the time of this report, we had been advised that the following rescissions are expected:

Reason	Original Appropriation	Descriptions	Amount
Unneeded at Project Completion	2010 ATM Article 13(b)	Rehabilitating Standpipes	\$25,155.98
	2011 ATM Article 14	Street Betterment—Frances Road	\$33,000.00
	2012 ATM Article 11(d)	Park Improvements—Athletic Fields	\$7,173.34
	2012 ATM Article 12(e)	DPW Equipment	\$12,307.00
		Subtotal	\$77,636.32
Replaced by Premium on Bonds Sold on February 5, 2014 [†]	2011 STM (Nov 14) Article 2	Bridge/Bowman Reconstruction	\$98,378.64
	2012 STM (Apr 2) Article 3	Estabrook School Construction	\$147,815.82
		Subtotal	\$246,194.46
		Total	\$323,830.78

[†]See Article 22 for where these amounts are appropriated as a supplement to the original appropriations; thereby, there is no change to the total funding authority for each project. Note: These amount may change when the final bond-issuance costs are known as that could affect the allocation of the balance of the Premium.

Note: No-longer-needed cash balances from issued debt are not a subject for rescission. Those are normally proposed to Town Meeting for appropriation to later Capital Articles.

<i>Article 17: Establish and Appropriate To and From Specified Stabilization Funds</i>	Funds Requested	Funding Source	Committee Recommends
	Withdraw \$1,869,000; Deposit \$5,632,584	Capital Projects/Debt Service Reserve/Building Renewal Fund GF (Cash)	Approval (5–0)

“To see if the Town will vote to create and/or appropriate sums of money to and from Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of: (a) Section 135 Zoning By-Law, (b) Traffic Mitigation, (c) Transportation Demand Management, (d) School Bus Transportation, (e) Special Education, (f) Center Improvement District; (g) Debt Service, (h) Transportation Management Overlay District (TMO-1), (i) Avalon Bay School Enrollment Mitigation Fund, and (j) Capital Projects/Debt Service Reserve/Building Renewal Fund; and determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto.

[Town Warrant]

Note: All of the Town’s Specified Stabilization Funds are in addition to the Town’s General Stabilization Fund. See Appendix B for a table with information on all the current Specified Stabilization Funds.

The only one of the funds identified in the Warrant under this Article with capital implications and for which an appropriation is contemplated at this Annual Town Meeting is the Capital Projects/Debt Service Reserve/Building Renewal Fund—whose balance as of February 1, 2014, is \$3,987,919:

a. The first action is to withdraw from that fund, with a 2/3rd vote, \$1,869,000 to be used to mitigate the increase to the taxpayers from the debt service increase related to Capital projects. \$950,000 is relief to the exempt-debt service for the Bridge/Bowman, and Estabrook Schools projects; \$919,000 from the non-exempt-debt service for the 2-year High School Modularity Project that was authorized at the November 4, 2013 STM under Article 4.

b. The second action is to deposit into that fund \$5,632,584 of available cash that is not designated for use toward FY2015 expenses so that it would be available in the Fund to apply to future Capital-related expenses.

c. The projected balance after those two actions is \$7,751,503. That balance would remain in this Fund and be available later in FY2014 and thereafter to be applied, with a 2/3rd vote by a future Town Meeting, toward any of the purposes in the full title of the Fund. Although not yet obligated by any action of a Town Meeting, there are three more debt-mitigation-related draws contemplated from this Fund. Those are simply projections at this point, but include using in FY2016 about \$350,000 for an additional mitigation of the exempt-debt service related to the same elementary-schools projects and about \$1,078,000 additional mitigation of the non-exempt-debt service related to the Modularity Project; and in FY2017, about \$805,500 of additional mitigation related to the Modularity Project.

<i>Article 18: Appropriate to Stabilization Fund</i>	Funds Requested	Funding Source	Committee Recommends
	<i>Not applicable</i>	<i>Not applicable</i>	Indefinite Postponement (5–0)

“To see if the Town will vote to appropriate a sum of money to the previously created Stabilization Fund...”

[Town Warrant]

At this time, there is not any planned action under this Article.

<i>Article 19: Appropriate from Debt Service Stabilization Fund</i>	Funds Requested	Funding Source	Committee Recommends
	\$124,057	Debt Service SF	Approval (5–0)

“To see if the Town will vote to appropriate a sum of money from the Debt Service Stabilization Fund to offset the FY2014 debt service of the bond dated February 1, 2003 issued for additions and renovations to the Lexington High School, Clarke Middle School and Diamond Middle School, as refunded with bonds dated December 8, 2011;...

DESCRIPTION: This article would allow the Town to pay the debt service on the 2003 School Bonds from the Capital Debt Service Stabilization Fund set up for that specific purpose.”

[Town Warrant]

In August 2006, the Town received over \$14 million from the Massachusetts School Building Authority as reimbursement toward the Town’s secondary-schools renovation project. After using over \$11 million of those funds to retire short-term debt taken on in anticipation of that reimbursement, there was \$2,143,079 excess reimbursement that needed to be applied toward the project’s long-term exempt debt. By Department of Revenue [DOR] regulations, these funds must be used only to offset debt service on the outstanding bond for that exempt debt.

With the prior-year appropriations from this fund and, over the same period interest being earned on the amount in the fund, the balance is now \$1,136,963. With continued, yearly, appropriation of this same amount (\$124,057), all the excess reimbursement will have been applied with the payment in FY2023.

With the present balance, that would still leave \$20,450 in the fund, but the residual balance will be higher in FY2023 as a result of interest that will be earned over the next 9 years. It is the Town’s position that the residual balance should be applied against other exempt debt in FY2024 as the requirement to reserve these funds was to “return” the funds to the taxpayer through the mitigation of exempt-debt service.

<i>Article 22: Appropriate for Authorized Capital Improvements</i>	Funds Requested	Funding Source	Committee Recommends
	\$741,194.46	<i>\$495,000 GF (Debt) + \$246,194.46 Bond-Issuance Premium</i>	Approval (5–0)

“To see if the Town will vote to make supplementary appropriations to be used in conjunction with money appropriated in prior years for the installation or construction of water mains, sewers and sewerage systems, drains, streets, buildings, recreational facilities or other capital improvements and equipment that have heretofore been authorized....”

[Town Warrant]

“The low bid for Phase I of the Modular Buildings construction project, to be completed in the summer of 2014, exceeded the original cost estimate by \$372,221. Extrapolating this bid price results in an increase to the original estimate for Phase II, to be completed in the summer of 2015, by \$122,514. These revised estimates result in this request for funding to supplement the \$7.7 million authorization approved at the November 2013 special town meeting in the amount of \$495,000.”

[Brown Book, Page XI-8]

As shown in the following table, in addition to the above for a non-exempt project, cash from the exempt-debt allocation of a Premium paid on Town bonds sold on February 5, 2014, is being applied to the funding of two schools projects that were approved for exemption from the provisions of

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2014 ATM & 2014 STM (Mar 24th)

Proposition 2½ by a referendum passed by the Town’s voters. (See Article 16 for where the debt financing authorities of those exempted projects was reduced by the same amounts so there is no change to the total funding authority for each project.)

Fund Source	Original Appropriation	Descriptions	Amount
Premium on Bonds Sold on February 5, 2014 [†]	2011 STM (Nov 14) Article 2	Bridge/Bowman Reconstruction	\$98,378.64
	2012 STM (Apr 2) Article 3	Estabrook School Construction	\$147,815.82
		Subtotal	\$246,194.46
GF (Debt)	2013 STM (Nov 4) Article 4	High School Modular Buildings	\$495,000.00
		Total	\$741,194.46

[†]These amounts may change when the final bond-insurance costs are known as that could affect the allocation of the balance of the Premium.

<i>Article 23: Amendments to the District Agreement of the Minuteman Regional Vocational School District</i>	Funds Requested	Funding Source	Committee Recommends
	<i>N/A</i>	<i>N/A</i>	Approval (5–0)

“To see if the Town will vote, consistent with Section VII of the existing “Agreement With Respect to the Establishment of a Technical and Vocational Regional School District” for the Minuteman Regional Vocational School District, to accept the amendments to said Agreement which have been initiated and approved by a majority of the Regional School Committee and which have been submitted to the Board of Selectmen of each member town prior to its vote on this article.

(Inserted at the request of the Minuteman Regional Vocational School District)

DESCRIPTION: The School Committee for the Minuteman Regional School District is recommending that the District's Regional Agreement be amended. Amending the current Regional Agreement requires an affirmative vote from all 16 town meetings in the region.

In summary, the proposed amendments to the Regional Agreement provide for:

- A four-year rolling average where student enrollment is a factor in determining the annual operating and capital assessment;
- A weighted voting methodology for most School Committee actions;
- A provision to authorize the School Committee to negotiate terms of the capital assessment for new member communities;
- A revised procedure for withdrawing from the District;
- A revision to the formula by which annual capital costs are assessed;
- A requirement that any income received by non-member communities for capital costs be used to offset the capital assessments of the member communities; and
- A change in the method for authorizing debt, which would allow a community not supporting the issuance of debt to withdraw from the District.”

[Town Warrant]

The Agreement addresses how member communities, and those non-members who send by-tuition students, will provide for capital projects. Minuteman hopes to have a new high school built to meet programmatic needs in our present-day economy for students.

The new Agreement addresses the needs of member and non-member communities as well as provide a suitable mechanism for communities to either join the Minuteman collaborative or to withdraw from it while equitably addressing the issue of managing Capital debt.

The Appropriation Committee report to this ATM provides a detailed explanation of this Agreement.

Our Committee joins the Appropriation Committee in recommending approval..

Appendix A: CPA Fund—Project Revenues and Expenditures

CPA Fund - Projected Revenues and Expenditures											
Estimated Resources on Hand at 2014											
ATM											
Projected Revenue											
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(U)	
(1)	Property Surcharge			\$ 3,907,000	\$ 4,043,745	\$ 4,185,276	\$ 4,331,761	\$ 4,483,372	\$ 4,640,290	\$ 4,802,701	
(2)	State Match ¹	net of adjustments at Nov. 2013 5TM		\$ 927,310	\$ 969,766	\$ 993,358	\$ 1,028,125	\$ 1,064,110	\$ 1,101,353	\$ 1,139,901	
(3)	Investment Income ²			\$ 14,000	\$ 14,490	\$ 14,997	\$ 15,522	\$ 16,065	\$ 16,628	\$ 17,210	
(4)	Total			\$ 3,428,334	\$ 4,848,310	\$ 5,018,001	\$ 5,193,631	\$ 5,375,408	\$ 5,563,547	\$ 5,959,811	
Projected Allocations into Reserves and Claims Against Reserves											
(5)	Open Space			\$ 484,831	\$ 501,800	\$ 519,363	\$ 537,541	\$ 556,355	\$ 575,827	\$ 595,981	
(6)	Historic Resources			\$ -	\$ (601,800)	\$ (519,363)	\$ (637,541)	\$ (556,355)	\$ (575,827)	\$ (595,981)	
(7)				\$ 484,831	\$ 501,800	\$ 519,363	\$ 537,541	\$ 556,355	\$ 575,827	\$ 595,981	
(8)	Community Housing			\$ (277,332)	\$ (601,800)	\$ (519,363)	\$ (637,541)	\$ (556,355)	\$ (575,827)	\$ (595,981)	
(9)				\$ 484,831	\$ 501,800	\$ 519,363	\$ 537,541	\$ 556,355	\$ 575,827	\$ 595,981	
(10)	use of resources on hand to fund community housing projects at 2014 ATM			\$ (388,455)	\$ (484,831)	\$ (519,363)	\$ (637,541)	\$ (556,355)	\$ (575,827)	\$ (595,981)	
(11)	Other Projects			\$ -	\$ 501,800	\$ 519,363	\$ 537,541	\$ 556,355	\$ 575,827	\$ 595,981	
(12)				\$ -	\$ 501,800	\$ 519,363	\$ 537,541	\$ 556,355	\$ 575,827	\$ 595,981	
(13)	Unbudgeted Reserves			\$ 3,393,817	\$ 3,010,800	\$ 3,116,179	\$ 3,225,245	\$ 3,338,128	\$ 3,454,963	\$ 3,575,887	
(14)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
(15)	Administrative Expenses			\$ (661,735)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
(16)	Community Center Renovation			\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ (150,000)	
(17)				\$ (2,500,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Residual Balance				\$ 539,879	\$ 3,174,412	\$ 2,860,800	\$ 2,966,179	\$ 3,075,245	\$ 3,188,128	\$ 3,304,963	\$ 3,425,887
Projected Debt Service - 10 Year Term @ 4% (Visitor Center - 5 year term)											
(18)	Wright Farm (actual debt service) ³	Amount	ATM Action	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
(19)	Marrett Rd. Purchase (actual debt service) ³	\$ 2,950,000	2012		\$ 434,633	\$ 424,800	\$ 410,050	\$ 395,300	\$ 380,550	\$ 365,800	\$ 351,050
(20)	Community Center Renovation ³	\$ 7,390,000	2013		\$ 1,089,774	\$ 1,065,100	\$ 1,028,100	\$ 991,100	\$ 954,100	\$ 917,100	\$ 880,100
(21)	Cary Memorial Hall Construction (including Contingency) ³	\$ 451,000	2014		\$ 9,208	\$ 63,140	\$ 61,336	\$ 59,532	\$ 57,728	\$ 55,924	\$ 54,120
(22)	Visitor Center Construction	\$ 8,241,350	2014		\$ 67,100	\$ 1,153,789	\$ 1,120,824	\$ 1,087,858	\$ 1,054,893	\$ 1,021,927	\$ 988,962
(23)	Potential Center Pool ⁴	\$ 675,727	2015			\$ 15,767	\$ 162,174	\$ 156,769	\$ 151,363	\$ 140,551	\$ 135,145
(24)	Potential Center Track Project ⁴	\$ 1,200,000	2016					\$ 168,000	\$ 163,200	\$ 158,400	\$ 153,600
(25)	Total Projected Debt Service	\$ 2,400,000	2017					\$	\$ 336,000	\$ 326,400	\$ 316,800
(26)	Residual Balance Net of Debt Service			\$ -	\$ 1,600,715	\$ 2,722,696	\$ 2,782,484	\$ 2,858,659	\$ 3,037,834	\$ 2,986,103	\$ 2,879,777
(27)	Application of Residual Balances			\$ 2,171,346	\$ 1,573,697	\$ 138,205	\$ 183,684	\$ 216,868	\$ 90,295	\$ 318,860	\$ 546,109
(28)	Net Balances Available			\$ 2,171,346	\$ 2,171,346	\$ 3,883,248	\$ 4,066,942	\$ 4,283,628	\$ 4,373,923	\$ 4,692,783	\$ 5,238,892

Appendix B: Information on the Town's Current Specific Stabilization Funds

Review of Lexington's Specific Stabilization Funds for Applicability to the Capital Expenditures Committee's Reports to Town Meeting

Town Warrant, Town of Lexington, for Special Town Meeting on 4 Nov 2013, signed 7 Oct 2013 Article 3: Appropriate To and From Specified Stabilization Funds					
"To see if the Town will vote to appropriate sums of money to and from Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of: (a) Section 135 Zoning By-Law, (b) Traffic Mitigation, (c) Transportation Demand Management, (d) School Bus Transportation, (e) Special Education, (f) Center Improvement District; (g) Debt Service, (h) Transportation Management Overlay District (TMO-1), (i) Avalon Bay School Enrollment Mitigation Fund, and (j) Capital Projects/Debt Service Reserve/Building Renewal Fund; and determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto."					
Sequence	Warrant Name	Town Meeting (ATM=Annual; STM=Special) Created	Purpose	Capital Related	Comment
(a)	Section 135 Zoning By-Law	2007 ATM, Art 39	"for the purpose of financing public improvements pursuant to Section 135 of the Code of Lexington"	Yes	
(b)	Traffic Mitigation	2007 ATM, Art 39	"for the purpose of financing traffic mitigation projects pursuant to conditions of special permits issue by the Town"	Yes	
(c)	Transportation Demand Management	2007 ATM, Art 39	"for the purpose of supporting the operations of Lexpress Bus Service"	No	Name should be "Transportation Demand Management/Public Transportation" as that is how it was cited in the Motion that created it.
(d)	School Bus Transportation	2007 ATM, Art 39	"for the purpose of supporting transportation of students to and from school on a daily basis"	No	
(e)	Special Education	2008 ATM, Art 24	None stated when created, but Appropriation Committee Report to that Town Meeting says "for setting aside reserves to help cover unexpected out-of-district Special Education expenses that exceed budget"	No	
(f)	Center Improvement District	2009 ATM, Art 25	"to fund needed improvements in Lexington Center"	Yes	
(g)	Debt Service	2009 ATM, Art 26	"for the purpose of paying a portion of the debt service on certain outstanding bonds of the Town issued for the purpose of the Diamond Middle School, Clarke Middle School and High School construction projects"	Yes	
(h)	Transportation Management Overlay District (TMO-1)	2011 ATM, Art 20	"for the purpose of financing transportation infrastructure improvements per Section 135-43C of the Code of the Town of Lexington"	Yes	The "(TMO-1)" should be deleted from the name as that was not cited as part of the name in the Motion when created and the cited Section of the Code just defines such an overlay district.
(i)	Avalon Bay School Enrollment Mitigation Fund	2011 ATM, Art 20	"to mitigate the cost of students attending the Lexington Public Schools who reside at Avalon Bay"	No	
(j)	Capital Projects/Debt Service Reserve/Building Renewal Fund	2012 STM 19 Nov, Art 3	None stated when created but the name identifies the intended purposes.	Yes	

Prepared 15 Oct 2013 by David G. Kanter, Vice-Chair, Capital Expenditures Committee

Appendix C:

Summary of Warrant-Article Recommendations

Abbreviations: RF = Revolving Fund; CPF = Community Preservation Fund;

EF = Enterprise Fund; RE = Retained Earnings; GF = General Fund;

SF = Stabilization Fund; TBD = To Be Determined; ATM = Annual Town Meeting;

STM = Special Town Meeting

Art.	Description	Request	Funding Source	CEC Difference
STM 2	Cary Memorial Building Upgrades	\$8,677,400	\$8,241,350 CPF (Debt) + \$235,230 GF (Cash) + \$200,820 PEG Access RF	
STM 3	39 Marrett Road Community Center Renovation	\$6,220,000	\$5,346,184 CPF Cash (Cash) + \$451,000 CPF (Debt) + \$422,816 GF (Free Cash)	
8	Community Preservation Committee Operating Budget and CPA Projects			
8(a)	39 Marrett Road Community Center Sidewalk	\$100,000	CPF (Cash)	
8(b)	Visitor Center	\$220,608	\$59,332 CPF (Cash) + \$161,276 GF (Cash)	
8(c)	Hastings Park Gazebo Repairs	\$120,000	CPF (Cash)	
8(d)	Historical Commission Inventory Forms for Listed Buildings	\$35,000	CPF (Cash)	
8(e)	Battle Green Streetscape Improvements	\$90,000	\$63,000 CPF (Cash) + \$27,000 GF (Free Cash)	
8(f)	Vynebrooke Village Renovations	\$300,551	CPF (Cash)	
8(g)	LexHAB Set-Aside for Housing Acquisition	\$750,000	CPF (Cash)	
8(h)	Lincoln Park Field Improvements	\$620,000	\$200,000 CPF (Cash) + \$189,000 Recreation EF (RE) + \$231,000 GF (Free Cash)	
8(i)	Park and Playground Improvements	\$65,000	CPF (Cash)	
8(j)	Park Improvements - Athletic Fields	\$100,000	CPF (Cash)	
8(k)	Park Improvements- Hard Court Resurfacing	\$85,000	CPF (Cash)	
8(l)	Parker Meadow Accessible Trail Design and Construction	\$34,500	CPF (Cash)	
8(m)	CPA Debt Service	\$1,600,807	CPF (Cash)	
8(n)	Administrative Budget	\$150,000	CPF (Cash)	
9	Recreation Capital: Pine Meadows Equipment	\$51,000	Recreation EF (RE)	
10	Municipal Capital			
10(a)	Center Streetscape Improvements and Easements	\$600,000	GF (Debt)	
10(b)	DPW Equipment Replacement	\$700,000	\$428,440 GF (Debt) + \$216,500 Water EF (RE) + \$40,500 Wastewater EF (RE) + \$14,560 Unused Balance from Prior Capital Approp.	
10(c)	Street Improvements	\$3,216,029	\$2,254,924 GF (Cash) + \$961,105 Chap. 90	
10(d)	Storm Drainage Improvements and NPDES Compliance	\$340,000	\$270,000 GF Debt + \$70,000 GF (Free Cash)	
10(e)	Hydrant Replacement Program	\$100,000	\$50,000 GF (Free Cash) + \$50,000 Water EF (RE)	
10(f)	Comprehensive Watershed Storm Water Management Implementation Measures	\$390,000	GF (Debt)	
10(g)	Massachusetts Ave. Intersections Improvements	\$500,000	GF (Debt)	
10(h)	Sidewalk Improvements	\$400,000	GF (Debt)	
10(i)	Dam Repair	\$150,000	GF (Debt)	
10(j)	Town-wide Culverts	\$390,000	GF (Debt)	
10(k)	Town-wide Signalization	\$125,000	GF (Debt)	
10(l)	Traffic Island Renovation	\$83,000	GF (Free Cash)	(\$83,000)
10(m)	Ambulance Replacement	\$250,000	\$185,000 GF (Debt) + \$65,000 GF (Free Cash)	
10(n)	Heart Monitor	\$105,000	GF (Cash)	
10(o)	Replace Town-wide Phone Systems—Phase III	\$260,000	GF (Debt)	
10(p)	Network Redundancy & Improvement Plan - Phase II	\$140,000	\$38,913 GF (Debt) + \$13,856 GF (Free Cash) + \$87,231 GF (Cash)	
11	Water Distribution System Improvements	\$900,000	\$293,000 Water EF (Debt) + \$607,000 Water EF (RE)	
12	Wastewater System Improvements			
12(a)	Wastewater System Investigation and Improvements	\$1,200,000	\$900,000 Wastewater EF (Debt) + \$300,000 Wastewater EF (RE)	
12(b)	Pump Station Upgrades	\$600,000	Sewer EF (RE)	

Continued on next page

Summary of Warrant-Article Recommendations (continued)

Art.	Description	Request	Funding Source	CEC Difference
13	School Capital			
13(a)	Systemwide School Furniture	\$261,594	\$261,594 GF (Free Cash)	
13(b)	School Technology	\$1,110,000	GF (Debt)	
13(c)	Design Funds for School Traffic Safety Mitigation	\$30,000	GF (Free Cash)	
13(d)	School AED Replacement	\$30,500	GF (Free Cash)	
14	Public Facilities			
14(a)	School Building Envelope and Systems Program	\$230,000	GF (Free Cash)	
14(b)	LHS Heating Systems Upgrade—Phases 2 & 3	\$75,000	GF (Debt)	
14(c)	Municipal Building Envelope and Systems	\$178,302	GF (Cash)	
14(d)	Repairs/Replacement/Upgrades	\$423,750	GF (Free Cash)	
14(d)(1)	School Building Flooring Program		\$125,000	
14(d)(2)	School Window Treatments Extraordinary Repair		\$50,000	
14(d)(3)	Interior Painting Program		\$153,750	
14(d)(4)	Middle School Nurses Stations		\$45,000	
14(d)(5)	Renovation & Update of Diamond Kitchen and Cafeteria		\$25,000	
14(d)(6)	Clarke School Gymnasium Dividing Curtain		\$25,000	
14(e)	School Paving Program	\$100,000	GF (Free Cash)	
14(f)	East Lexington Fire Station Physical Fitness Room	\$75,000	GF (Free Cash)	
14(g)	Public Facilities Bid Documents	\$75,000	GF (Free Cash)	
14(h)	Middle School Science , Performing Arts, and General Education Spaces	\$40,000	GF (Free Cash)	
14(i)	Clarke Elevator Upgrade (\$275,000)	\$275,000	\$73,406 GF (Debt) + \$161,266 GF (Cash) + \$40,328 Unused Balance from Prior Capital Appropriation	
14(j)	Clarke School Auditorium Audio Visual System	\$69,300	GF (Free Cash)	
14(k)	Fire Station Hq Replacement Design (To be Indefinitely Postponed)	\$0		
19	Appropriate from Debt Service Stabiilization Fund	\$124,057	Originally a State reimbursement for school projects.	
Nov 2013 STM	Lexington High School Modular Buildings	\$7,700,000	GF (Debt)	
22[†]	Appropriate for Authorized Capital Improvements: Lexington High School Modular Buildings—Supplement	\$495,000	GF (Debt)	
	Totals	\$40,961,398		(\$83,000)

[†] Not included is the \$246,194.46± of Bond Issuance Premium received that is being applied to exempt-debt Schools projects (Article 22) concurrent with rescinding debt authorizations in the same amount for the same projects (Art. 16).